

**From:** [REDACTED]  
**To:** [-- City Clerk](#)  
**Subject:** Extending Eviction Ordinance  
**Date:** Monday, January 9, 2023 4:59:16 PM

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Dear Council Members,

At the last meeting I spoke as a property manager. In January, after 45 years, I have retired from property management and now write to you as a retired property manager and also as a property owner.

A council member said at the last meeting he'd like to hear examples of landlords situations.

Here are some examples from my previous management.

I first will tell you about a landlord I had who has a caregiver 6 hours a day. She can't afford more. She needs to go in to a full time assisted care facility. To afford that, she will need to sell her rental. This ordinance prohibits giving a tenant notice in order to sell a property. Her tenant has a high school student so even if she could give them notice, she'd have to wait until school was out. How long do you want to make this elderly owner wait to get the care she needs?

Another situation I had was a young couple who wanted to rent out their home for 6 months to a year. After 6 months it would have fallen under your ordinance. He had lost his job and couldn't afford their mortgage so the couple moved into a friends garage until they could get back on their feet and move back into their home. You're asking people in this situation to give 4 months notice and pay their tenant at least a month's rent (regardless of the tenant's income)

I have had owners pass away and their estates need to sell the property to pay the estate's bills-often medical bills as their family members are usually elderly and have care bills. They can't sell the property under this ordinance.

I have had children who rent out their parents home to pay for their elderly parents care and if it isn't enough, need to sell it.

I have had owners who owe more than their property's value and need to do short sales to get out of debt and I have had owners divorce and one is left without a home – sometimes with children.

On the tenants side I have had poor tenants barely making a living wage that need help, but I have also had tenants working for tech companies and making 250k a year while the owner makes less.

The last situation I had was an owner who rented out their own home in Southgate to a tech couple making in excess of \$250k while he makes about \$100k and lives in a rented 4<sup>th</sup> floor one room walk-up in the city so he can walk to work. These tenants can easily buy a home and this owner is not rich.

You have stereotyped people into two catagories- Rich Landlords and Poor tenants. These stereotypes do exist, but are not typical.

This ordinance is unfair and to extend it does continuing harm. Extending it will be another 90 days freezing owners into what is in some cases, very bad financial and personal situations.

You still have not reached out to owners and landlords. Why should we believe you plan to listen to us as anything more than a necessity for the purpose of saying you held public hearings? If, when March 1st nears you are actually gathering information and need more time, it could be extended then.

I do expect this ordinance to pass in the end, but changes need to be made to, at the very least, allow an owner to give notice in order to sell their property. For my own rental I have already told my existing tenants that when they move the property will be sold. I will not own a property in a town with an ordinance like this. Everything we do with our rental at this point is with the end goal of selling it. That will be the future of most single family dwelling

rentals in this town over the course of a few years.

Council Members who support this ordinance as it is currently written are being very short sighted.

Sincerely,

*Bonnie Parks Merrill*