

Greetings,

My name is Matthew Lyman. I am the owner of Ideal Legal Support Services, LLC. We are a 30+ year business serving the needs of landlords throughout the Capital District of NYS. We have over 1,300 landlord clients. I am also the Host of "The Landlord Advocates" on Youtube. Our motto is "Helping landlords become better landlords." I come from a background that is not conducive to the life I have now. I was raised in an alcoholic home where later my parents divorced. In my teen years, my home life was saturated with alcohol, drugs, parties, and crime. We were poor and on welfare. I remember little food and going clothes shopping at Salvation Army. I was thrown out because I did not agree with how my parent was allowing the aforementioned to happen. I was 17, on my own with a box of dirty clothes and \$40.00 living in the woods. I knew this was not going to be my future and it is not. My life, through hard work and determination, has seen my successes. Successes anyone can accomplish.

Since 2019, there have been numerous laws enacted that have HARMED landlords such as landlords MUST accept all forms of government rental assistance and if they do not, it is income discrimination. It is called LAWFUL SOURCE OF INCOME. Many landlords feel they should have the RIGHT to decline these programs. This is outright abuse of property rights!

The passage of the statewide Housing Stability and Tenant Protection Act of 2019 into law on June 14, 2019 is one of the most egregious actions of NYS government to harm both landlords and tenants. The fact that landlords may not peruse any records nor seek documents to check a potential tenants past or current eviction status is very wrong. Many institutions across NYS examine records of all sorts to assist in decision making, we landlords are not allowed to do this. This is a grave injustice. Landlords must know all the names of the tenants that reside in the dwelling, even those they have no knowledge of nor gave permission to reside in the dwelling. If the names are not affixed to the Warrant of Eviction, the enforcement officer legally may NOT remove those from the dwelling who are not named on the Warrant. This is abuse of housing providers. Landlords may not accept last month's rent upon tenancy. For those tenants who are on the border of being granted tenancy, they will not, based solely on this fact. This is ill treatment of tenants. I can go on about this Act. However, on to Good Cause Eviction.

Good Cause Eviction is very detrimental to housing providers. It removes their ability to lawfully remove tenants from the property without first prevailing in a Hearing where they MUST provide a justifiable reason or reasons in a Court of jurisdiction. This is absolutely a diminishing of PROPERTY RIGHTS. Property owners should not have to have a "good cause" to evict the tenant. Ownership of said property should be enough. This Bill also proposes that any rent increase over 3% will be considered excessive. May we consider the drastic rise in prices of our everyday commodities such as fuel, food, clothing and such to be VERY excessive as those prices have jumped MUCH higher than 3%??? With the sharp increase of costs in those industries utilized by property owners and investors how can landlords realistically be able to have a ceiling of 3% and still maintain expectable standards for the properties?

Section 214 of this proposed legislation has certain conditions that must be met to evict the tenant.

1) Non-payment of rent is self-explanatory. 2) A violation of a substantial obligation of the tenancy? WHAT IS THAT??? This is open to wide interpretation!! 3) Committing or permitting a NUISANCE... what is that? Again, wide open to interpretation. 4) Permitting the premises to be used for an illegal purpose. Landlords are lay people who cannot accuse a tenant, ON ANY DOCUMENT, that the tenant or guest is committing illegal acts without a CONVICTION??? Can we say lawsuit??? 5) If the premises is needed by the landlord or immediate family member. 6) Landlords must also offer to renew the lease whether they wish to or not. THESE ARE ALL INFRINGEMENTS ON PROPERTY RIGHTS PROPOSED BY CERTAIN MEMBERS OF THE NYS GOVERNMENT!!!

Senator Salazar, you tweeted a few days ago that “You (landlords) cannot expect that tenants pay all of your bills for you. So sorry about that.” Senator, we are not asking that tenants pay our bills, WE ARE ASKING THAT THEY EITHER PAY THE AGREED UPON RENT OR MOVE OUT!!!

On January 04, 2022 you tweeted again demonizing passive income. Maybe we should shut down Wall Street and casinos and EVERY other form of passive income. Why are landlords so demonized by numerous members of this Legislature??

In the Justification of this Bill, it states “LANDLORDS OFTEN DO NOT RENT TO TENANTS WITH PAST EVICTION RECORDS OR WITH DEBT OWED TO PREVIOUS LANDLORDS.” UUMMMM WHY SHOULD THEY????? Would a mortgage provider give a mortgage to someone who lost their previous home to foreclosure or has a bankruptcy on their credit report? Would car dealers give a car loan to someone with a bad payment history? The answer is NO!!! Then why should housing providers have to????

Finally, the last thing that landlords wish to do is, EVICT TENANTS!!! Our ability to do so should not be hampered by the numerous laws passed since 2019 and by GOOD CAUSE EVICTION!!!

Thank You.