

Alberto Quintanilla

From: Trujain Travels <trujain@yahoo.com>
Sent: Tuesday, May 4, 2021 11:23 PM
To: citycouncil
Subject: Public Comment for the Upcoming City Council Meeting 05/11/21

Respected City Counsel members,

My name is Tripti Jain and I have a rental property in Fremont at 336 Escobar Street, Fremont CA 94539. Our tenant in that property has not paid rent since he moved in, so for the last 17 months, and committed fraud to get the home. As per the blanket eviction moratorium, we can not evict him. In Feb 2021, we sent him a 15-day pay or quit notice and so far have not received any rent. He claims he has a COVID related loss of income. He has broken multiple aspects of the lease agreement including destroying and selling some of our property. We have lost tens of thousands of dollars and will have to spend tens of thousands more to repair the damage.

While we accepted the blanket ban on evictions even though it was unfair, we cannot even apply for rental assistance from the city. We have followed with the tenant multiple times through email to fill the application for the rental assistance program. He claims he has a COVID related loss of income, but he has been ignoring our request to fill the application and he has no intention of paying rent now or in the future. From his actions and responses, it's very clear that he is taking undue advantage of the eviction moratorium.

I have called the city of Fremont helpline and they informed me I can not fill the rental application as the tenants need to initiate it and as a landlord, I can not. For some reason, this restriction is applied to landlords in Fremont city only, and not in the majority of California landlords for the state rental assistance?

So some questions I have for the City Counsel

1) What help can we get from the city where the tenant is noncooperative and not willing to take any step to pay rent or apply to the rental assistance program?

2) I understand there is a blanket ban on eviction in Alameda county but while rental assistance program is only for those who have been financially impacted by COVID I want to understand why we have a blanket ban for evictions, but for assistance, it has to be COVID impacted as well as multiple other restrictions while we are being forced to keep this tenant in our home for free and he hasn't even been paying since before COVID? Why can't we evict a tenant that is just taking advantage of the situation, who has been booked in a criminal case by Alameda county for not just doing this to us, but multiple other landlords in the past Docket number 20-CR-015044.

He has multiple breaches of contract (details can be provided if needed).

He has subleased the home and is taking rent from those who are not authorized to stay in our home while not paying us rent.

He has been damaging the yard and property, selling my property to people from my furnished home.

3) We can differ the mortgage payment for now but eventually, we will have to pay after the deadline, or face foreclosure. but we are getting no rent and have no way of getting it due to Alameda county's rules so how does the city expect us to pay the mortgage in the future?

4) Lastly if the city councils think the blanket ban is fair in the current situation why did the city not consider the landlords and least waive property tax if the landlord is not receiving any rent for over a year??

I would like to request that the council thinks from the landlord's perspective since it's been over a year and things are opening up again. For more than a year landlords have been patient and absorbing the loss till the day they can evict the tenant or end up losing their property. Landlords like us have worked for long hours with multiple jobs to earn enough cash for down payments and buying a home in an expensive city like Fremont. Please respect the hard work the landlords have put in to buy the home and our dependence on rental income to pay the mortgage.

We understand that tenants are the priority but give some consideration and lenience to landlords to evict the renters who are basically acting criminally, and even though they say they are impacted by COVID, they refuse to fill out the rental assistance forms, instead just wanting a free place to stay.

In this scenario two we would like to address 2 things. If the city thinks we are not eligible for rental assistance program as its not related to COVID then we should be allowed to evict him ASAP.

If he is income is impacted by COVID as he replied to our 15 days eviction notice but not is not willing to apply for rental assistance program then as a landlord we should be allowed to apply for rental assistance ourselves.

I hope we get an answer. Thank you in advance.

Sincerely,

Tripti Jain

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