

From: Mark S. Javier <marksjavier@gmail.com>  
Sent: Friday, November 13, 2020 11:36 AM  
To: CookCounty Board (Secretary to the Board)  
Subject: Hearing 20-3562

The following in red are my responses to each.

\* Limits on late rental fee payments to \$10 per month. Unless the late fee is substantial people will not feel they have a real repercussion if they are late. Owners are not given a \$10 late fee when they are late on mortgage, utilities, etc. They are immediately affected via credit score, service cut offs, and high late fees.

\* Disclosure to prospective tenants of utility costs for the previous 12 months. I do not have any issue with this.

\* Additional habitability requirements, beyond building city code requirements. Building code already exists for his reason.

\* Tenant “right to cure” non-payment of rent before judge orders eviction. The tenant is given a 5 day notice, a 30 day notice, and then goes through the eviction process. They do not need a “right to cure” when they have been given this many chances to resolve their issue. Keep in mind any issue they already signed a lease that clearly outlines the rules and regulations of where they reside.

\* Landlord storage of tenant’s personal items if the tenant vacates a unit. Landlords are not self storage facilities. There is no guarantee of payment from the tenant. There is no time limit. No contract has been signed between tenant and landlord.

\* Non-lease renewal notice of 90 days. If a landlord has a tenant that is being disruptive to the other tenants in the building this may cause the landlord to lose good tenants due to one tenant not obeying the rules. This should be on a scale 30, 60, or 90 days dependent on how long the tenant has been leasing the unit.

\* Landlord disclosure of code violations to prospective tenants for the previous 12 months. Disclosure of ONLY non-corrected items should be allowed. If it has been repaired to building code it should not be necessary to disclose. Same as purchasing a house.

\* Prohibiting charges of other “fees,” such as move-in fees. If you are going to do this then I suggest making it easier for landlords to hold deposits. Allow landlords to hold all deposits in one designated account. Do not require them to pay out interest every year. “Fees” are required to compensate for their time. Landlords have to inspect units, run reports, walk throughs for deposits etc before renting and after renting. Everyone should be paid for their time accordingly.