



Talking Points for Communications from Individual SBRPA Members to The California Judicial Council

KEEP THE LETTERS SHORT AND VERY RESPECTFUL

- The Rules of Court need to be fair to all parties.
- We cannot afford to wait to receive rent until 90 days after the Governor declares the COVID-19 state of emergency lifted. We cannot pay our mortgage and will lose our property.
- If we have a tenant who is disturbing the other tenants' peaceful enjoyment of their residences, we can do nothing about it because Rule 1 ties our hands. Because we cannot enforce the lease terms against the bad tenant, we are worried that we may lose the good tenants or that their rights will be violated.
- We have tenants threatening a rent strike because, under Rule 1, the court won't let us enforce the lease against a problem tenant.
- We have tenants who have not lost their jobs and are making exactly the same amount of money yet they refuse to pay us because they say they don't have to. They tell us: "***YOU CAN'T GET US OUT. WE DON'T NEED TO PAY YOU***". These tenants are "working the system". Please let us have a level playing field.