

Dear Governor Beshear:

My name is \_\_\_\_\_. I live in \_\_\_\_\_ and own \_\_\_\_\_ rental properties in the state of Kentucky. **I respectfully request that you amend Executive Orders 2020-257 and 2020-323 to allow all evictions at residential premises to proceed immediately.**

I understand your intentions in suspending evictions in March. But, at this point, non-paying tenants have been protected for over four months. Tenants who failed to pay rent in February have still not been able to be evicted. Significant amounts of money have been poured into the hands of our citizens. Most of the businesses in the state have opened. While some have struggled to receive unemployment, most have it. At this point, the people who are not paying their rent are the ones who are simply choosing not to pay it. And they let us hear about it. "I'm not paying and there's nothing you can do about it."

Rent payment numbers across our nation have been very good. According to the National Multifamily Housing Council, almost 92% paid rent for April, over 93% paid for May, and over 94% paid for June. These numbers are only slightly below what was paid for those months in 2019. This means that the number of people eligible for eviction is not beyond what would be happening without the pandemic. As a result, we should not expect an overflow of evictions due to COVID-19. Personally, I have a similar experience. Of my \_\_\_\_\_ rental units, only \_\_\_\_\_ have failed to pay rent.

However, while the percentage of tenants eligible for eviction is small, their balances at this point are very high. I could handle a month or two of no rent being paid. I cannot handle four months and counting. That is a hit that is devastating to landlords, especially those with a smaller portfolio.

With each passing day, more tenants become eligible for eviction. That means that courts will be more crowded and the percentage of people without housing will increase due to many evictions happening in a short period of time. This issue would be mitigated by opening up evictions now. This allows evictions to be spaced out a bit so that fewer people are without housing at once, thus giving them a greater chance of finding alternative housing.

Thank you for your time. **I urge you to amend Executive Orders 2020-257 and 2020-323 to allow all evictions at residential premises to proceed immediately.**

Sincerely,

---