

March 10,2021

Senators,

I am addressing several of the proposals to the Mobile and Manufactured housing Park bill No 2159-67

Number one hours of operation. You are asking someone to be in the office 9 hours a day 5 days a week.

Why would someone sit there and wait for someone to come in. I manage one of the courts in Bismarck and I am outside working on grounds, visiting with tenants and doing safety checks. To hire a secretary fulltime to sit there to talk to people seems a waste of time and money. The tenant is given my number at the time of application to move into the court along with all court rules. And at least 3 more times in the year in a letter of court updates sent to each household with my number and the assistant's number.

This would increase court expenses by \$2400.00 per month or a minimum of \$32000.00 per year which of course would be added to each and every tenants rent. Other expenses involved would be an office, heat and cooling and office equipment and insurances. All told you are asking us to raise our tenants rent by at least a minimum of \$30.00 per month for someone to sit and wait for one person a month to come in ad inquire if there are any open spaces, not handle day to day problems.

As management we already have 24- hour phone response, and if management should leave the court for more than an 8- hour period we have set in place an assistant manager, and 2 resident assistants to handle any in court problems such as tornados, fire, waterline breaks, car accidents, speeding, etc.etc.

Your request for 6 months of compliance notice to rules is far to distant to protect rest of the tenants. With the changing status of our country, we have had to write in rules about drugs and dangerous dogs. much faster than that. Why would we allow someone to use and distribute drugs on our property, then give them six months to comply to our notice. I am just naming two major items we have faced in the last 2 months with the help of the Sheriffs dept. Six months to comply with

a letter delivered by the Sherriff saying that they can' t use drugs in out court are outrageous! By then the neighboring good tenants would move out and this would be a haven for drug pushers!!! We would be defending the offender "proven with police evidence" rather than the good tenant complying with all court rules. Within the city you do not have this waiting period why in courts alone? If you had children living in your household would you want to have to wait six months for the courts to remove a known drug house?

I will address compliance again, we set a standard for yard maintenance and in the short summers of North Dakota A letter in June telling them to spray for weeds and weekly mow their yards and remove rubbish could not be enforced until December. I think it would be a little Late don't you?

You are trying to set rules for the courts you would and could not live with self.