



## Jessica Kopfmann

**From:** Julie Castaneda  
**Sent:** Monday, March 1, 2021 4:34 PM  
**To:** COB\_mail  
**Subject:** FW: Against Prohibiting Non-compliance Evictions within Pima County

**From:** Rebecca Schulte <[info@propertytucson.com](mailto:info@propertytucson.com)>  
**Sent:** Monday, March 1, 2021 4:21 PM  
**To:** Julie Castaneda <[julie.castaneda@pima.gov](mailto:julie.castaneda@pima.gov)>  
**Subject:** Against Prohibiting Non-compliance Evictions within Pima County

**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Dear Ms Castaneda,

I feel the strong need to reach to you with regards to prohibiting non-compliance evictions within Pima County. I have been managing property in Pima County for over 30 years and I ask you to please vote against prohibiting non-compliance evictions within Pima County.

1. Clearly the proposed eviction ban would prohibit owners from enforcing mask requirements on the property.
2. Property owners and managers will no longer be able to enforce smoking prohibitions on the property. For example, if a neighbor in the adjoining unit complains to management about marijuana or tobacco smoke, management can no longer remedy or enforce the property's smoke-free policies.
3. Property owners and managers will be unable to remove persons who present a health and safety hazard to the community, such as bed bugs, cockroach and other infestations in their rental unit.
4. Additionally the property owners won't be able to manage noise violations so if a neighbor complains about a noisy neighbor, the manager will be unable to remedy the situation.

I appreciate your consideration.

Thank you.

Rebecca Schulte

Associate Broker

Property Manager

Keller Williams Southern Arizona



*Rebecca Schulte*  
Associate Broker  
**Schulte Real Estate Group**  
Real Estate Sale & Property Management



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## Jessica Kopfmann

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**From:** Julie Castaneda  
**Sent:** Monday, March 1, 2021 4:45 PM  
**To:** COB\_mail  
**Subject:** FW: Action regarding codifying, extending, and/or expanding a moratorium on evictions in Pima County

**From:** Stacey <[stacey@azfirst.com](mailto:stacey@azfirst.com)>  
**Sent:** Monday, March 1, 2021 4:45 PM  
**To:** Julie Castaneda <[julie.castaneda@pima.gov](mailto:julie.castaneda@pima.gov)>  
**Subject:** Action regarding codifying, extending, and/or expanding a moratorium on evictions in Pima County

**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Dear Chair Bronson and Supervisors,

As a property management company in Pima County with 2300+ units, we feel it is necessary to voice our concerns regarding the moratorium. As property owners/managers we are contracted to provide a safe, healthy, and peaceful living environment for all residents. We find it nearly impossible to do so if we are unable to enforce lease violations regarding; health and safety issues such as bedbugs, roaches, and other infestations in a rental unit; occupancy restrictions in rental units, gyms, pools, and common areas to reduce COVID infection rates; and property owners /managers will be unable to remove persons from the community who pose a danger and who are not listed on the lease and moved in without authorization.

The Board's decision deprives property owners/managers of their statutory and contractual rights to ensure that the community standards are maintained for benefit of all residents.

Thank you in advance for your reconsideration.

Ann Diaz  
Principal  
AZ 1<sup>st</sup> Realty Management

Stacey Allis  
Director of Operations  
AZ 1<sup>st</sup> Realty Management  
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