



New York renting and bad-tenants (rent hegemony)

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Abstract: Private property is sacred and inviolable, and the spirit of the contract cannot be violated. Renting a house and paying rent are justified. Renting a house without paying rent is the same as eating in a restaurant without paying for it. Require parliamentarians to formulate a national law that treats rent payments in the same way as paying for meals and getting goods in stores, directly linking the severity of non-payment of rent with the amount and length of rent arrears, and the issue of non-payment of rent by the police direct processing, eliminating unnecessary housing courts, ensuring social order and the bottom line of civilization. [Ma Hongbao. **New York renting and bad-tenants (rent hegemony)**, *N Y Sci J* 2023;16(8):21-26]. ISSN 1554-0200 (print); ISSN 2375-723X (online). <http://www.sciencepub.net/newyork>. 04. [doi:10.7537/marsnys160823.04](https://doi.org/10.7537/marsnys160823.04).

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Real estate is private property, and renting and paying rent is justified. The United States, especially New York, has a long-term biased tendency to support some tenants who do not pay rent, and even lead to serious rent hegemony problems, which is contrary to the protection of private property by private ownership from being infringed, and violates the spirit of the contract. Especially since the pandemic, the ban on eviction (moratorium) has been extended again and again, unilaterally emphasizing the tenant's willingness and interests to be affected by the pandemic and to protect tenants from not paying rent, despite the fact that many landlords are also affected by the pandemic, and the landlords still have to pay taxes, mortgages, utilities, maintenance, etc. The infection of the virus does not distinguish between landlords and tenants. The real estate tax, mortgage, water, electricity, etc. that need to be paid for using the house have not been cancelled due to the pandemic. The essence of not paying rent is to let some people pay for

the living expenses of others, which violates social justice, violates the basic rights and interests of the people and the basic principles of the social system that the public interest and private property are not infringing social civilization.

The rent tyrant problem is a simple money problem. Renting a house to live in and paying rent is the same as paying for meals in restaurants and paying for things in stores. People can't say that they are hungry and have no money to eat at restaurants and don't pay, and people cannot take things without paying even if they need to. Clothing, food, housing and transportation are just needed, but people have to pay for it. This is the bottom line of civilization that human beings have adhered to for thousands of years; otherwise it will not be in human society. Asking for rent payment and dealing with non-payment of rent is like dealing with restaurants not paying for meals and shops not paying for things. It should be the work of the police first, not the task of the court. If a lawsuit is brought to the court due

to some disputes such as the amount of rent, according to the normal procedure, the tenant who does not pay the rent can be expelled to go to the small claims court. The normal procedure needs to be explained in one court appearance, and it does not take much time. If it takes a long time, there should be a problem with the work of the court, and the judge should be investigated for the problem of handling affairs.

Housing is a big deal, and the problem is huge. Real estate is the largest property among residents' private property, and housing is the largest living expense for most people. In this way, requiring some people to pay for the housing living expenses of others for a long time has broken through the basic bottom line of human social civilization. At the same time, this makes many people not pay rent, seriously affects the maintenance of houses, affects the normal sale, rental and living of houses, destroys the real estate market, reduces housing resources, hinders social and economic development, encourages unearned income, and lowers the level of social civilization and morality. Normal tenants are also victims (let tenants more difficult rent a house and increase the rent price), and its essence is not only a battle between landlords and tenants, but also a civilized battle between people. It is completely wrong to extend non-payment of rent again and again. We hope that those who have a fair concept and support social morality will defend the private system and the sanctity of private property from being violated, and allow the normal existence and development of American society! Let's all work together to urge the government not to let some people pay for the living and accommodation expenses of others through long, cumbersome, soul-crushing and expensive landlord-tenant lawsuits and legal procedures for the sake of rights, justice, and morality. Let American society be fair, just and civilized!

It is more important, to repeat again, renting a house without paying rent is the same as not paying for food, or not paying for things in the store. Normal society is not allowed this, the bottom line of society. If there really needs to be a housing court or a lawsuit for a housing dispute, it is similar to a lawsuit involving a partnership buying a house for the use or profit, or a party resale equity, etc. In a lawsuit, there will never be a situation where customers do not pay to live or take things for free or eat for free on the grounds of lack of money and needs. Live, eat, and take for free every day for several years, and have the court litigated as a dispute? This is a robbery, not a dispute. This is really the job of the police, not the court. We hope that some congressmen/congresswomen can put forward a legal bill in the federal government to legislate to protect the sacred and inviolable private property in the United States, 100%, and owe zero dollars!

Those who support renting tyrants without paying rent are all accomplices who rob the rent, the same as those who support not paying for meals in restaurants and not paying for things in stores.

Moreover, the rent that the renter robs is often many, many times more than the money that the restaurant tyrant does not give to eat in restaurants and the money that the store does not give for things. The seriousness of the crime determined by law is directly related to the amount of money involved in the crime. In many cases, the seriousness of the crime is determined to a certain extent by the amount of money involved. Robbery is a criminal act against humanity, which cannot be tolerated by any normal society, zero tolerance!

Many landlords have lost 150,000 dollars or more because of rent tyrants. Everyone knows that no matter how poor or hungry you are, you cannot eat even 15 dollars' worth of things in a restaurant or go to a store to get 15 dollars' worth of things without payment. However, in

New York many people can actually live in a private house for a long time for over 150,000 dollars without paying, and continue to increase it on the basis of 150,000 dollars under the protection of "laws". What kind of person would formulate such a law? Are other legislators doing their jobs and watching the law so indifferent? 150,000 dollars (rent not paying) is 10,000 times as much as 15 dollars (food not paying)!

The protection of private property is the cornerstone of human civilization, the foundation of a country, and of course the foundation of the United States. From ancient times to the present, no society has been able to move forward without protecting private property. Fighting the politics of homeowners protecting renters for big money not paying is destroying the cornerstone of American civilization.

Whether to protect private property is a matter of zero and one (0 and 1). Robbery of private property is a zero-tolerance thing. Any normal society must resolutely crack down on the crime of robbery and stealing of private property, not a matter of balancing the interests of the robber and the robbed!

Those who support officials and members who do not pay rent are supporting and partnering to rob private property in this matter. It is a matter of committing the crime of stealing and robbing private property, not a matter of balancing the interests of different people. In the United States, the purchased property is the owner's private property, which is the private property! If one agrees to pay rent, but doesn't pay rent and lives in vain, who is robbing private property rent. The defense of private property is the most basic expectation and power of the homeowner. Private property is sacred and inviolable, it is the truth that everyone knows, and it is the bottom line of being a human being! Stealing other people's property, robbers and accomplice supporters are all crimes. This is the cornerstone, the basics, the bottom line.

In a certain sense, a society that does not protect private property is not a civilized society. A country that does not protect private property is to a certain extent not a civilized country. An official member who does not protect private property is not a normal official member. If one doesn't pay the rent he owes 100 dollars, he/she is robbing 100 dollars. If one owes 10,000 dollars and doesn't pay it, he/she is robbing 10,000 dollars. Those who support rent stealing are participating in robbery. We must thoroughly correct the law that seizes private property and undermines the normal existence of society, completely and immediately corrects evil, and returns the society to a normal state.

Regarding the issue of renters in the United States failing to pay rent, we hope that a congressman/congresswoman, even just one congressman/congresswoman, can draft a correct law to protect private property and argue it in the parliament. This is 100% accounted for. The US Congress currently has 435 members of the House of Representatives. Even if one member of Congress proposes a law that fully protects private property, it is correct that the other 434 members agree with it unanimously, because the protection of private property is the basic value of society and the national interest of the United States. But if the other 434 people all insist that the United States does not need to protect the private property of the people, and now the renters need it and they can live for free without paying rent, and the law protects this kind of rented houses without paying rent, let's see what congressmen/congresswomen say. People can see how these 434 members of Congress legislate to support rent tyrants and encroach on private property and live in vain without paying rent. This is of the same nature as not giving money for meals in restaurants and not giving money for goods in stores. Even if people who eat for free and live for free really need it, it is not acceptable. Regarding this issue, to give a similar

example, if a person is going to be blind in both eyes, one eye can be cured by transplanting one eye of another person, and there can never be legal support to force the other eye to be healed by another person's eye. It is not permitted for a person to gouge out one eye and let two people have a good eye each. The eyes of a person with two good eyes are his/her own physical wealth, and no one else can take it away no matter what he/she needs. The ownership of kidneys, the ownership of private property, they are all completely protected by the laws and ethics of private property protection. These are the same in nature. We hope that the US Congress can face up to this matter. Owning and accumulating private property wealth is the most important thing for most people in human society since ancient times, and it is the cornerstone of the existence and development of human social civilization.

The right to "life, liberty, and the pursuit of happiness" stated in the American Declaration of Independence is the quintessence of American values. Among the many rights that people are born with, private property rights are protected by the state. The Fifth Amendment to the U.S. The Constitution states: "No person shall be deprived of life, liberty, or property, without due process of law; nor shall private property be taken for public use, without just compensation". The Constitution is the supreme law of a country.

The current legislators and government in the United States have formulated and implemented that private property rights are not protected by the state, and the people's private property and real estate, the Fifth Amendment to the U.S. Constitution, is being ignored by the current administration.

Renting a tyrant means living with a tyrant, which is exactly the same as eating a tyrant's meal. Supporting the tyrant's meal and living with a tyrant is destroying social order and morality. Renting a house to live in

and paying rent is justified and the bottom line of being a human being. It is a social order that must not be broken; otherwise it will not be a civilized society.

The first three words of the U.S. Constitution are "We the people". We are people who are self-reliant and equal. We are people who are protected and have private property. Failure to pay the rent agreed upon and the spirit of the contract, force New Yorkers to be the means of feeding others.

On the issue of tenants maliciously failing to pay rent, the legislator is the planner of it, the court is the executor of it, the police are the protector of it, the legal help is the vanguard of it, and the renter is the successful one! For example, not long ago, a nearly 70-year-old landlord quarreled with the renter. The renter first pushed the landlord, and then the landlord and the renter pulled each other. As a result, the renter called the police, and the police came to arrest the landlord and put her in prison. Two days later, she had to spend money to find a lawyer to go to court. The renter also got a protection order. Over the past two years, whenever the landlord and the tenant quarreled, as long as the tenant called the police, the police would definitely arrest the landlord. No matter what the tenant did to the landlord, they would not arrest the tenant. This is the double standard of police arrests.

Require parliamentarians to propose and formulate a national law in Congress: living in bad way (not-pay) without paying rent, eating bad way (not-pay) meals without paying for meals, and robbing shops without paying any money should be treated equally by the police, which will be dealt with directly by the police and canceled unnecessary housing courts, like we know, there are no restaurant courts or store courts. Eating is a heavier need than housing. One can sleep in a park or a street corner for five days without a house, and although it is not good, one is still alive, but if one doesn't eat for five days, he/she will starve to death.

The severity of non-payment of rent should be directly linked to the amount and length of rent arrears. This is not just a question of the economic interests of some landlords, but more importantly to show whether the United States is a civilized society that respects the spirit of contracts and protects private property, or whether the United States is an anti-civilized society that ignores the spirit of contracts and ignores the protection of private property.

There are many houses that have problems and need to be moved out by the renter. If the landlord wants the renter to move out, the court will not let the renter move out. This is called the government forcing the people to violate the law to cause problems, and then make the people responsible.

Take New York as an example, a \$1 million house, for a salaried worker with an annual income of \$50,000, \$1 million is the entire income for 20 years. No matter how much the final loss is, a person's entire income for 20 years is in fear of being seized by non-payment robbery at any time, and with the explicit support of court laws, what kind of social environment is this in such a society? The most important thing is that buying property and accumulating wealth is a human instinct and the cornerstone of human existence and continuous development since ancient times.

The accumulation of private property is the most basic factor that makes a person a human being. Real estate is the largest private property of the vast majority of people, and living is the biggest expense in food, clothing, housing and transportation. Owning and accumulating private property is the most basic factor for a person to be a person. Real estate is the largest private property of most people, and housing is the biggest expense in food, clothing, housing and transportation. Taking other people's private property is the most basic crime of mankind since ancient times.

This prohibition of the tenant's criminal record is completely contrary to the status quo in the United States and New York, and is wrong. The first is that the government's laws and actions make the landlord's risk so great that they must check the tenant's previous record, a very simple truth that everyone understands. For example, when you eat in a restaurant, you pay after the meal, but you don't need to check the diners' criminal record, because even if you are a repeat offender who doesn't pay for the meal, the police will directly manage it if you don't pay for the meal. However, the New York government supports the connivance of rent tyrants. If the landlord accidentally encounters it, the loss may be 50,000, 80,000 or even more. Coupled with several years of inexplicable lawsuits, some people even go bankrupt. , such as the landlord burning house in Emhurst, Queens, New York, the landlord church shooting in Las Vegas, and so on. Therefore, in the current social environment of government management where private property is not respected and protected, strict investigation of the tenant's criminal record is what the landlord must do to protect private property and at least security interests. The landlord's strict inspection of the tenant's criminal record is caused by unreasonable laws and incorrect government actions caused by the unsafe state of private property. The premise of banning the criminal investigation of tenants is to cancel all wrongful legal and administrative actions that violate private property, ensure the sanctity of private property, and ensure that renting a house and paying rent is a basic civilization and contract that has existed in human society for 10,000 years. Spirit, let the United States return to the normal state of society that respects and protects the sanctity of private property.

All those who support renting a house without paying rent, even if they are not robbers, are arrogant, because they must know that renting a house requires paying rent.

Tenants who are really in difficulty and may have difficulties cannot get welfare subsidies as long as they make serious efforts to pay the rent. Those who actually owe rent are supported in the courts and the government indiscriminately. Among those who owe rent maliciously, it is difficult for the landlord to challenge and challenge in the court. This is the oppression of honest tenants and victimized landlords, who distort American values and the social atmosphere, the landlords, are frightened at every step, and they are frightened in the market. They would rather vacate the room than rent it out. This is actually a huge harm to those good tenants who are looking for a house, and it is a great damage to the market. These harm and damage have been obvious in New York.

Renting a house to live in and paying the rent is a simple and clear question that 1 plus 1 equals 2 ($1+1=2$). Saying that renting a house without paying rent is justified as saying that 1 plus 1 equals 0 or 1 plus 1 equals 8. I really don't understand how some people in American society don't even admit that 1 plus 1 equals 2. Every time I go to the court and confront the judges and lawyers about whether to pay the rent for renting the house, and whether to move out without paying the rent, I feel that I am arguing with math majors whether 1 plus 1 is not. It is equal to 2. When arguing about whether the payment should be 2 yuan or 0 yuan after buying two items with a unit price of 1 yuan, whether to add 1 to 1 is equal to 2 or equal to 0. I have been arguing in

the court for several years, and it took several years to convince the professor of the mathematics department. And law majors, lawmakers, judges, lawyers, 1 plus 1 equals 2, and renting a house is required to pay rent. This matter is really indistinguishable from right and wrong, and it is far from the most basic elements of why people are people.

What a normal society must want is: not tolerating zero dollars for rent, but to owe zero dollars to the whole society!

USA Amendment V:

“No person shall be deprived of life, liberty, or property, without due process of law; nor shall private property be taken for public use, without just compensation”.

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