

From:
To: [Exhibits SHOUS](#)
Subject: There"s alot of wrongs in this bill.
Date: Saturday, February 2, 2019 12:41:53 AM

For one, a landlord can't raise the rent by more then a certain percentage after they get someone out.. And a no-cause is now becoming you must have a cause..What if the house was upgraded, alot? It's exspensive to fix up a house. And we can't ask much more in rent to the next people when rerenting it back out? What if an extra bedroom was added? Which makes it more valuable? And we cant raise the rent up more then a certain percentage? What if there was a laps in time before it was rerented? And again, we can't raise rent more then a certain percentage? A landlord could go broke this way. It will only cause landlords that are trying to stay above water to go down.

It is not right to a home owner. What about landlord rights? The landlord owns the home. It cost alot of money to have a rental home and have to turn around and do repairs and upkeeps and pay out money all the time.. And taxes and insurance on top of that.

It's easy for renters to always try and look for ways and reasons not to pay more rent.

Most of renters don't realize how difficult it is to have a rental home.

They can easly move out and go somewhere else. But a landlord is stuck with cleaning things back up and most the time doing repairs that were from the renters and end up paying out of their own pockets for. If there is a house payment, they can get behind on their payments trying to get it rented back out.

I think if the rules keep going more in favor of a renter, you will see less home rentals available for people. If you make it to where you are giving the upper hand to those people that are looking to get something for nothing, it will become a huge disaster in the long run.

I think if you really looked at most rentals, they are going with normal rental rates of today....and the ones that are to high priced, the renters already have rights, they can choose not to rent those or move somewhere else. Don't allow the renters to be able to control someone elses own property!

And the no- cause should not be taken away. You've already took it to 90 days on the month to month- let it stop at that!

Allow the person that owns the home to have some right to protect their property. Most landlords like to have good renters and want long term renters.. So if they have to give out a no- cause, Im sure there's issues going on that is causing the landlord problems. And this is their right to their own property.

Sincerly,

Mrs Schaecher