

## Rosenberg Corey

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**From:** Kay Alsing <kanda@mind.net>  
**Sent:** Monday, May 01, 2017 11:50 PM  
**To:** SHS Exhibits  
**Subject:** Rent control

Regarding HB2004-A

1. Isn't it illegal? - representing a "taking of property?" (depriving one of full use or enjoyment)

Car dealers cannot be told how much they can charge to lease a vehicle.

2. The landlords who will be punished if this law passes are those who have kept their rents low.
3. Instead of blasting all landlords with these drastic punitive attitudes, why not laud those who have:
  - a. kept rents low, raising only reasonable amounts
  - b. offered very clean comfortable housing
  - c. dealt with all emergencies swiftly and made all repairs asap.
  - d. kept good, even friendly, relations with tenants.

Why not honor good landlords? People like to be appreciated. They are much more likely to work toward an honor.

As for asking a tenant to move: That is only done when a tenant does not pay, is obstructive, or disruptive. Very often repairs and cleaning can be very costly. Absolutely no landlord wants to lose a good tenant.

Please take a broader, more careful look at the reasons for the proposed bill, and at the consequences to good landlords.

(Isn't the pressure for housing a result of relaxing marijuana rules plus severe winters in the East?)