

I chose to invest my money in 2 rental properties, which is in jeopardy of limitation by legislators. I should be able to charge what I feel is best for my investment and risk finding a tenant, rather than be limited to what I can charge. Every landlord has a different point of return and expenses associated to their rental property, therefore limiting the rent by the number of bedrooms or square footage seems impossible to fit all properties. I have not heard of other limitations with other investments, such as the cost of stocks, bonds, other business investments, or even other costs of goods or services. Why should my ability to create income be hindered on making sure others can afford my rent? Why should the burden of what others can afford be placed upon me and my income? Just as some tenants express that they cannot afford higher rent, I cannot afford to lower the rent of my properties. If I am forced to lower the rent I currently charge, I will sell my properties and there will be even more of housing shortage for rentals. If the state is so concerned with high rental properties and the affordability for others, perhaps they can come up with a bill that would expand low income subsidies to more renters to help pay the rent, instead of putting this expense on landlords.

It is very expensive to find new tenants and can be very costly when just one tenant damages the property. If I find the need to serve a no cause eviction, I should be able to. There are already many laws in place to control what landlords can or cannot do and proving "cause" is very difficult and costly. I OWN this property and should be the only one to decide what/how/who I rent and when dissatisfied with a tenant should be able to ask them to leave. Paying a tenant to leave is absurd and goes against all common sense. If I need to ask a tenant to leave it is because they are bad renters and I already have unexpected expenses. Having to pay to get rid of them just adds to my bill when it should be them who should pay.

Thank you

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