

Rosenberg Corey

From: Wayne Boyter <rv489@hotmail.com>
Sent: Tuesday, May 02, 2017 11:29 AM
To: SHS Exhibits
Subject: As a Landlord

Hello,

My Name is Linda Boyter. I have been a landlord for 40 years. The new laws you want to put into effect are very unfair to the landlord because

1. rent control

How can you control rent when you don't know the amount of money that goes out for taxes, insurance, utilities (even when they are empty)

Repairs after they have trashed the unit. Expenses to keep everything looking good so you can rent it again. Tenants could afford rent if they

would apply themselves and keep a job. Quit expecting everyone to pay their bills for them. Put priorities in order. Quit smoking, getting tattoos

(there not cheap) and piercing every part of their body. Right there will pay their rent.

2. no cause notices

Me personally don't give no cause evictions. They are nice to have when you don't want the tenant to yell at you for everything being their fault.

You can tell them that you just need your house back.

3. relocation assistance

If you do that, all landlords will be paying that because the tenant will think you owe it to him because he is special. Everything is going to be the

landlords fault because he is special.

I'm also hearing from tenants that there is no housing available. Yes there is housing. I have about 4 vacancies available in a year. I'll tell you what the problem is.

1. 2 people move in together, have a child or 2, get in a fight, 1 moves out. Now you need 2 units instead of 1. 2/3 of my tenants are single parents.

2. They don't fill out the application completely.

3. They don't have any income but expect you to rent to him and all his friends that have jobs.

4. Can't pass a criminal check.

PLEASE reconsider these bills. Thank you for your time. Linda