

## Rosenberg Corey

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**From:** Mary Nguyen <wmfamily1998@hotmail.com>  
**Sent:** Tuesday, May 02, 2017 4:51 PM  
**To:** SHS Exhibits  
**Subject:** No to HB 2004-A bill

As a landlord, I am opposed to the HB 2004-A bill! Why? As I have asked so many times do we as landlord being punished and given a hard time to run our business. Please punished those whom broke the rules and laws accordingly, but why gather all good with the bad to give good landlord like myself with many others a hard time. You might say “will if you are not doing anything bad then you have nothing to worry”. The fact is there are bad tenants that knows the laws and will give good landlords like myself and many others a very hard time to run our business to give a good and safe environment for good tenants. I am not saying that there should be no laws but for the city/state to control the rights of landlords right to evict bad tenants when the tenants are not following through with the lease they agree to be not right and fair to landlords. There should be laws to help protect tenants and landlords but not to take control of the landlords right to evict bad tenants that break the rules for 3 times or more to the rules and regulations that tenants have signed and agree too. That means when they read and sign the lease agreement then that is the rules and agreement that they (the tenants) should follow. **Landlords should have the right to give 3 warnings and evict the none complaint tenants without any cause!** I am not talking about crazy rules like no breathing no talking or no eating. I am talking about no loud noise that disturbed the neighbor enjoyment of peaceful time, trashing the property, hording that will cause fire hazards, smoking from tenants or their guest where it is not permitted, having pets when it is not agree to. Those are a the basic of most landlord’s fear, but to give three warning and then having to pay for the bad tenant’s relocation is so wrong to landlords. If unfair laws for landlords follows through it will only cut down on rentals availability. Please don’t just put yourself in tenants prospective but to also put yourself in the landlords prospective. Not all landlords are making millions most of us are barely making ends meet to provide for our family. We paid for the properties that we are renting out, we should have the rights to protect our investment.