

## Rosenberg Corey

---

**From:** Nadine Kenney <twocedarsllc@gmail.com>  
**Sent:** Tuesday, May 02, 2017 9:29 PM  
**To:** SHS Exhibits  
**Subject:** Urge legislators to vote no on HB 2004-A

This legislation is bad for tenants and landlords.

It will aggravate (cause tension ) the tenant landlord relationship with respect to termination of tenancy by landlords and renewal of lease agreements. Landlords will be forced to terminate tenancy "for cause" which could in many cases result in civil lawsuits. These additional cases will increase the burden of the courts. "For cause" evictions are always "messy" and in some aggravated situations could be dangerous to landlords.

The requirement for landlord to pay up to one month of periodic rent for relocation expense should only be implemented when a notice to vacate is given within a shorter time frame; less than 60 days and should be enforced by the courts. Landlords who give proper notice should not face this undue financial burden. Most tenants who actively seek new housing can find suitable housing withing 60 days. Landlords should not be penalized for tenants that are not actively seeking new housing.

Fixed term lease agreements are good for both tenant and landlord. Tenants have security in knowing rent amount is fixed and security in term of lease. Requirements upon tenant to request renewal of fixed term will also will cause to aggravate the tenant landlord relationship.

--

Nadine Kenney, Manager

**Two Cedars LLC**

541-317-3981