

Rosenberg Corey

From: Pete <pccfora@yahoo.com>
Sent: Tuesday, May 02, 2017 6:53 PM
To: SHS Exhibits
Subject: HB 2004

I urge the Senators NOT to pass this legislation because it is bad for business and will not help end homelessness.

There is so much talk about introducing new taxes that the home owners will have to pay for, not the renters. There is also talk about taking off the 3% cap placed on property taxes, which could mean thousand dollars of liabilities for the small business like mine. I own under mortgage four properties each small single homes with property taxes from 1800 to 3800 a year. Passing the rent control that will limit me in the way that I can recover the cost of doing business will create increased hardship.

Passing the exclusion of "No cause eviction" in order to protect the good residents from the bad ones, will again increase the cost off doing business. In 2015 one of the tenants that have been constantly and consistently late, stopped paying rent. When I started the eviction process, he appealed, drag the court system, forced me to take a lawyer to defend my property, caused severe damages to the property while the case was plays though the court system for the next three months. I won the case, regain possession of the property, but I was left with a piece of paper of judgement against the former tenant and I was unable to recover my losses, lack of rents for several months, attorney fees and so on. The rent of \$750 a month ultimately cost me and my business over \$8000. Most landlords, like myself, do not even submit the losses to the insurance company, since the next time you come for renewal, you are "NON RENEWED" .

Paying for the water and sewer and property taxes myself, I basically had zero rent and revenue the HOLE YEAR. I worked for free!

This is not fair to individual and private property owners like myself ready to retire and put all my sweat and life savings into rental units.

Stop this HB and Vote NO to HB2004.

Sincerely,

Pete Fora