

Rosenberg Corey

From: Lisa Mitchell <lisa.faitnconstruction@gmail.com>
Sent: Wednesday, May 03, 2017 12:17 PM
To: SHS Exhibits
Subject: HB 2004-A Testimony

To whom it may concern,

I strongly urge you not to pass HB 2004-A.

I have always had a heart for the homeless. I have personally worked with my boss and local agencies to help bring multiple homeless people from the streets into a home of their own. Some of which have become excellent tenants, thankful for the opportunity.

One such man was living in the streets for several years, he has a big heart, had an income, but had been taken advantage of by some of the locals. He is now a great tenants, just needed a hand up to help him get through the paperwork, which one local agency did for him and then brought him to me. I'm so thankful for the opportunity to help people.

Ladies and gentleman, our homeless crisis is NOT a landlord eviction issue. IT is population explosion, coupled with housing crisis that started in 2008. I had more rental applicants between 2009-2014 that were former homeowners than I've ever seen. I still see this often. The problem is lack of housing, not lack of landlords! I work for and personally know multiple private rental owners who would be hit hard by the proposed new law. Why? Because we are not in the business of hurting peoples rental history, we are in the business of providing homes to those who need them.

We use "no cause" notices as a way of asking tenants who are causing problems for other tenants ability to have peaceful enjoyment of the premises to leave **WITHOUT HURTING THEIR RENTAL HISTORY**. Tenants who move in under false pretenses, everything checks out on paper, then next thing you know they're throwing loud parties, having excessive traffic all hours of the night in and out of their unit, violating parking rules by having their visitors park in other tenants assigned spaces, parking their cars on the lawn, destroying property with spray paint, fighting, among other things.

The tenants receiving these notices need to go. We don't just issue "no cause" notices for no reason, we issue them to set a standard. We care about the premises being safe and a peaceful place for our tenants. **IF** someone cannot follow the rules, why should a rental owner be **FORCED** to lose other good tenants because they leave frustrated with what's going on thinking nothing is being done? We **DO** issue warning notices, however, these types of tenants don't care. They ignore notices and continue doing what they please, caring nothing about how it effects anyone else.

Even still, we don't like hurting their chances of finding a home, we just feel they need to not be in apartment or RV life where their lifestyle effects those so closely around them, so we give them a "no cause" in order to nicely ask them to leave.

Please vote NO on HB 2004-A.

Thank you,

Lisa Mitchell