

Rosenberg Corey

From: Mallard Properties <mallard@adhomes.com> on behalf of Info <info@mallardproperties.net>
Sent: Wednesday, May 03, 2017 11:22 AM
To: SHS Exhibits
Subject: Vote No On HB 2004...

To whom it may concern,

I am writing you today as I will be unable to attend this public hearing this afternoon.

Myself, along with several of my co-workers are against HB 2004 as this will negatively impact how we run the owners business and their properties. If these changes were to come, I fear my job and my co-worker's job will be at risk. As well as the property owner's financial income. If HB 2004 was to pass we would have to increase our already high deposits to help cover the possibility of these relocation costs. This will lead to more vacancies which mean less income and ultimately means I'm out of the job because the property owners will not be able to afford my salary.

We mainly work with college students and they are already on a limited income, this means the housing market will become even smaller for them as most cannot afford the current deposits we already require. Some of these students do not follow the rules or the laws in place with the social host ordinance, so if they time their activity just right, you are saying (with the change of fixed term leases automatically turn to month to month residencies) that we waive our right to not renew to residents that do not follow the rules. They now have the opportunity to not follow the rules and will not have any consequences for their actions.

With these changes that will change our entire schedule for the year. We have to plan 3 – 6 months in advance for our turn work and marketing time frame. If they now have the right to rule our schedule, unfortunately, we (the landlord) will not be able to do our jobs sufficiently.

I hope you take this into consideration and that letting the bad residents have no consequences what so ever will hurt all parties all the way around. Not to mention the financial strain that we will all face. I believe the courts will be very busy if this were to pass and there will be conflicting sides. The Tenant Attorney's interpret the law one way and the landlord Attorney's interpret another way.

Thank you for your attention to this matter. Have a great day today!

Regards,

Jessica A. Rodolf

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