

Rosenberg Corey

From: Mary Addams <maryaddamsor@yahoo.com>
Sent: Thursday, May 04, 2017 5:09 PM
To: SHS Exhibits
Subject: HB 2004A

Hello,

I'm a small landlord, and this bill is totally anti-landlord! It's not the fault of landlords that there's a housing shortage. So why not do something constructive instead of beating up on landlords? Build more housing! Partner with social service organizations who have difficult clients. Why should a landlord be tied up in court with a troublesome tenant when there are so many good ones out there? Rental income makes up a big portion of my retirement income. I don't even use a property management company because I can't afford one. So, at 72 years of age, I do as much of the property management myself.

I empathize with any tenants whose rents went up more than 15%, and I agree there has to be rent control to protect against greedy landlords. However, it's supply and demand. It works in every industry and every product. Until there's plenty of housing, rents will continue to go up.

The part that I truly object to in HB 2004A is the abolition of 'no cause' evictions. I've used these on a few occasions over the past 8 or 10 years, and it's so easy and free. I don't have to pay court fees or waste my time in court, or give the tenant another chance to obey the lease, or worry that the judge will not rule in my favor. This is the least a landlord can hope for - a hassle free termination. When I lease a property, I am entrusting my \$300,000 asset to a stranger. I have to have some escape from a bad tenant. I can't waste additional time by filing papers with court, then hope the papers can be served, then wait for a court date, then hope it doesn't get postponed, then prepare my case, then go to court and hope it gets resolved in my favor. That's so unfair to me.

And having to pay a tenant to leave is disgusting. Do you know how hard it is to collect for damages if I don't know where the person works? It's literally impossible. So, I'd have to give the tenant \$700, for example, to move out without cause, and let's say they do \$1,000 in damages above the security deposit. How do I get the money that's due me if I don't know where the person works? So, I would spend \$700 and then also lose \$1,000!! How is this fair?

This bill is too anti-landlord.

Thank you for your attention to these matters.

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