

From: Mike Gamble
To: [SHS Exhibits](#)
Subject: HB 2004
Date: Thursday, May 04, 2017 11:08:39 AM

Dear Chair Gelser, Vice Chair Olsen and members of the committee,

My name is Mike Gamble. I am a licensed property manager and as a company we oversee close to 800 units.

I believe HB 2004 has reasonable intensions, but will have a dramatically different effect. While trying to stabilize rents and keep people in housing the end result will be the opposite. We already have property owners selling their rental homes in an effort to escape 2004. These homes likely will not be bought by investors but instead first time home buyers etc. We also have investors who own 4 units that have decided not to increase their portfolio adding more rentals to the community due to 2004. Less rentals on the market means the current rents will go up further.

In addition increasing the cost of doing business will also push rent higher. When utilities go up rents go up. When taxes go up rents go up. Adding a fee to move tenants out will have the same result. One owner with 80+ already has plans of increasing rents as soon as/if the bill passes.

Also court evictions vs a no cause notice. Evictions are not created equal. Without the ability to give someone a no cause notice that will not appear on their record you will force owners to seek reasons to evict with cause. There are many times when the tenant is violating the lease but it's not so egregious that we would want to take them to court. We are currently able to give them a no cause and go our separate ways. With 2004 you will force landlords to take matters to court. Are we prepared to put an eviction on someone's record because they missed mowing the lawn a couple times or left their Christmas lights up to long?

The last point Id like to make is 2nd chances. We currently are able to give tenants 2nd chances. People make mistakes and learn from them. Many of these people go on to become great tenants....but some never learn. Because we will be limited in the way we can remove a tenant from a home 2nd chances will be a thing of the past. If your application isn't perfect we will move on to the next applicant.

I don't think anyone would argue that our current housing situation is not ideal, however 2004 will only make the issue worse. Lets get people back together and make adjustments that make sense.

Best regards,

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