

From: Debra Clark
To: [SHS Exhibits](#)
Subject: HM 2004-A
Date: Tuesday, May 23, 2017 4:43:23 PM

Dear Senator

I oppose House Bill 2004-A.

I urge you to vote no on this bill and to read this MIT study that shows the harm done by rent control and why it was repealed. <http://www.nber.org/digest/oct12/w18125.html>. The citizens that bear the burden of high taxes, water bills that have doubled in the last 10 years and high maintenance costs should not be penalized for their hard work and sacrifice required to purchase properties. New construction of apartments will virtually stop if this passes. This bill does not add a single unit. No landlord will do anything beyond the bare minimum to improve their units. Tenants have the freedom to pick up and move as they like and never have to worry about repairs, taxes etc. They do not have any of the responsibilities.

I have worked long and hard, often 2 jobs, and scrimped and saved to get the rentals that I have and have many long term tenants that I have rarely or never raised the rents for however, when I get a problem tenant i.e. never pay their rent on time, disrespect the property, neighbors and me like smoking in the unit which is nearly impossible to prove, , the no cause eviction is vital. Asking a landlord to pay for relocation assistance is a hardship. Who will pay our mortgage when the economy takes a downturn, which is inevitable. In addition when I have a property that needs a great deal of repairs done or updating the amount of money I make must be enough in order for me to make these repairs. For instance I have a bid right now on one of my units that has a leaky basement. The bid is \$4500. The rent for this 2 bedroom is \$1,400 per month even though it is in inner SE and I could get much more.

I was a tenant once and worked, as a single mom, to become an owner and prosper. I support my elderly father, my son who is in college getting straight A's and am raising my 10 year old grandson. I urge you to support the free market and the hard working people who did the work necessary to become landlords. Can I count on you to vote no? I will be waiting and watching this issue very closely and spreading the word.

Thank you so much for your time and consideration.

Best Regards,

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