

**From:** Mary Addams  
**To:** [SHS Exhibits](#)  
**Subject:** HB2004A  
**Date:** Monday, May 22, 2017 2:30:29 PM

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Dear Senators,

I'm a small landlord who makes between 4 and 7% profit a year. I'm opposed to landlords who are increasing their rents by 50% or more and something should be done about that...but taking away the "no cause" notice from landlords is not going to make the housing crisis go away, or stop landlords from exorbitant rent hikes.

I have been a landlord for many years -over 10- and I've used the 'no cause' notice maybe 7 times. These have included tenants who are too noisy, tenants who smoke on the premises, a tenant who is suspected of dealing drugs and having many visitors at all hours of the day and night, and a tenant who is unwilling to comply with my requests and is very rude and almost threatening. I don't want to have to go to court every time an incident like this happens. Other tenants don't want to get involved...they certainly don't want to go to court and testify against their neighbor. So then it's my word against the offending tenant's word. Who is the judge supposed to believe? "No Cause" is better for the tenant because an eviction doesn't go on their record.

The landlord has to have more rights than the tenant. We have hundreds of thousands of dollars invested in our properties. We have to make sure we can make a decent profit, and be sure our tenants keep our properties in satisfactory condition.

I consider myself an excellent landlord, but I'll sell my properties if the legislators make it too difficult for me to have control over my rentals. Two of them would probably become owner occupied, and you would lose the housing for 6 families (one property is a large house where I rent out 5 bedrooms, the other is a single family house that is currently rented to a family)

Thank you.  
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