

**From:** linda lavelle  
**To:** [SHS Exhibits](#)  
**Subject:** HB 2004-A  
**Date:** Tuesday, May 30, 2017 5:17:38 PM

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Dear Senators,

I am emailing you to oppose HB 2004-A. It sounds good but the ramifications will be detrimental to tenants and landlord.

A for cause notice will keep bad tenants in rental units and will be hard if not impossible to get them out. Right now I have a tenant who is smoking on her balcony when she is not suppose to be. I also have a minor child who lives next door to her who is allergic to the smoke and has asthma. The doctor has written a notice this minor child cannot be around smoke and asked for an accommodation for her condition. The smoke could KILL this minor child!!! In order for me to evict this woman who is smoking (and denies it ) with a for cause notice I have to have 1. witnesses who will testify that she is smoking ( I have illegal immigrants who will not testify against her and yes I have asked them ), 2. times she is smoking 3. dates she is smoking 4. anyone else who is smoking at the unit 5. locations she is smoking in. **IN OTHER WORD I HAVE AN ALMOST IMPOSSIBLE SITUATION.** I am not a neglectful landlord and by law I **MUST** accommodate this minor child. Period. A for cause notice will end up being litigated and one of the tenants will have to move. This does nothing but increase rents to these poor tenants. With a no cause notice the cost of moving would be born by the offending tenant .

Please, please do not pass any part of this very poor legislation.

Thank you,

Linda Lavelle