

Sent from my iPad

Begin forwarded message:

From: wdanbatest <wdanbates@comcast.net>

Date: March 2, 2017 at 16:23:57 PST

To: wdanbatest <wdanbates@comcast.net>

Subject: Measures Rent control and No cause evictions. 2001. 2003,2004, 2040

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We are rental owners and oppose the rental controls and the ban on no-cause eviction. At first glance they may sound good to you, but after being a landlord of generations of family owned property, we have learned otherwise.

The rent control does not include the increasing costs of garbage, water , sewage, electricity, taxes, ever- increasing maintenance costs, etc. Do these bills freeze all these too ? (I hope not because we need to increase taxes for schools, etc.) We have rarely raised rents on current tenants, but if these become law, we will automatically raise the rents on all tenants as often as allowed by law....just to protect ourselves. We are not out to make a fortune, but we do hope to make some profit and certainly can't afford to run at a loss. Freezing rents would result in fewer rentals avail. because who wants to invest a lot of money in something that is a lot of work and is a bad investment? So, the tenants do not even gain in the long run.

We have used the no-cause evictions when we get complaints from other tenants about noise, etc but the other tenants don't want to face retaliation. Other times....when renters smoke, have pets, etc that are against our rules. If a for - cause notice is given for smoking, they simply swear they have or will quit and we all know that is hard to prove without midnight inspections...which are illegal and impractical. We also used it to get rid of tenants who turned out to be selling drugs. After notifying the police, who already knew, we gave a no- cause notice. We were frankly afraid of retaliation. We have also found it avoids court problems, which we have always won, but which is a big problem.

We have been landlords in our family for decades. We now rent out my grandparent's home and adjoining apartments. I am 73 so you can tell it has been in the family a long time. We are good landlords, become friends of many tenants and have even had them over for Thanksgiving on occasion. We have been invited to weddings, etc and they have come to family funerals. PLEASE do not turn this into an enemy situation!

Clarice Bates

WD Bates, Jr.