

This is a response to the above noted hearing to take place on 3/2/17. Being a landlord for the past 20 years, this HB2004 makes it nearly impossible for owners/landlords to effectively run a business financially when this notice requires us to reimburse tenants issued a 90 day no cause. Prior to this... when no cause notices were only 30 days.... it could be understood that this short period of time for a tenant to relocate is difficult and costly. However, now giving them a 90 day no cause allows them more than sufficient time to find other housing and save \$/obtain funding etc... for that move. This is also causing major issues with tenants who have been problematic. Now... tenants do what they wish, get issued a 90 day no cause JUST so they can obtain that relocation money. They are "attempting to run their own show", knowing they can do what they wish, and get a lot of \$ for their violations to move. There are many many many positives for tenants and very little positive for landlords/owners. I can understand a possible relocation fee for 30 day no cause, but 90 days is absolutely plenty of time for any resident to relocate on their own.

Thank you

Deana Thompson manager of skylark apts and owner ray abedini.

Sent from my iPhone