

Dear State Representatives,

The unintended consequences of **HB 2001, 2003, 2004, 2240** will not only adversely affect Owners and property managers but most importantly TENANTS.

These bills created to protect tenants and their rights have only created a more volatile rental market forcing owners and property managers to take extreme action to protect themselves.

Sterling West Property Management prides itself on being honest and doing the right thing by our owners *and* our tenants. We are in support of having a solution to the housing crisis we are experiencing as we are on the front lines; trying to help families find affordable housing. We are often stuck in the middle as owners have become more anxious about their future as property owners. Many have decided to sell and get out of it all together thus reducing the number of units available- driving prices up.

This last year, due to the 90 day increase notice, we have seen owners raising rents much higher than they normally would because the future is so uncertain. We are not a company that constantly increases rents on our tenants. We try to create a happy medium in which the owner's expenses are covered and the tenant can adjust to their new rate.

More focus needs to be on creating more housing for people which would increase the inventory thus lowering the demand and costs.

We've learned from the last session that however well-intentioned the new laws may be, their unintended consequences only creates a more volatile, expensive and unstable housing market. And those affected the most are the tenants!

They deserve better and a solution must be found.

Sincerely,

Hillary Ruff
Property Manager
Sterling West Property Management, LLC