

To Whom It May Concern:

As a small time landlord of forty places, I would like to state my objection to elimination of the no cause notice.

I rarely use “No-cause” eviction notices, but it is an important last resort for me. I am trying to offer housing to people that want to play by the rules and get along. I am not an attorney; I am not a private detective. I want to leave my residents alone, and largely trust that they will take reasonable care of my property.

For Cause notices are problematic because tenants control the premises and essentially most of the potential evidence of infraction. It can be very difficult or impossible for landlords to prove a cause exists, even when it does. Landlords are not private investigators. And, it’s not good public policy to encourage nosey landlords.

Tenants can leave any time **with no cause** if they feel the need to do so. There needs to be a reasonable exit for landlords as well. That exit should be a no cause notice for the landlord.

Doing away with the ability of property owners to reclaim possession of their property involves loss of ownership rights.

Finally, no-cause notices are not the cause of the “housing crisis”. Shortage in the supply of housing is the cause. Even if a tenant is displaced with a non-curable notice, someone else will be moving into that space after they leave.

Thank you for your consideration.

John Elmenhurst



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