

RE: Opposed to HB 2004

To Chair Keny-Guyer & members of the House Committee,

My name is Katie Poole-Hussa and I am a licensed property manager. I have been a professional property manager for 12 years. Right now, I am afraid of what dangers that I could face if the No-Cause termination is no longer available to me, and just as important, the potential dangers that my residents and their neighbors could face.

There have been instances where I have had to deal with a resident making unwanted advances towards me. I've had extremely "hot-headed" residents who have angry outbursts as their regular form of communication that are scary and intimidating. And all too often there's the resident who creates such filthy conditions that make living unbearable for their neighbors.

I won't allow my decent residents to have to put up with these unacceptable behaviors or conditions. And nor should I. My residents shouldn't be uncomfortable in their homes. And my staff and I shouldn't either. I shouldn't have to be put in the position to have to highlight, address, allow to continue, and babysit if you will such behaviors in detail if I don't feel comfortable or am afraid that will put me in greater danger. Landlords should have the right to terminate the tenancy for no cause in order to avoid the fits from a tenant that are frightening and unnerving to the point that we're scared for our staff and our own safety.

If the No-Cause termination notice is no longer a tool to help me solve these issues by ridding of a bad tenant in the most non-combative manner, then the issues will most likely get worse. The likelihood for retaliatory behavior is extremely high. The harassment will be redirected towards me, neighbors, and even innocent bystanders. The offending resident often becomes combative and defensive in a bullying manner. The no cause termination removes the fight-or-flight reaction and simply notifies them that they need to vacate and move on to live somewhere else. The No-Cause termination spares me from having to address unbecoming or potentially embarrassing details that are better left unsaid.

With a simple No-Cause termination, I can bear the brunt for the other residents, neighbors, and the community. In order to continue to be decent members of our communities then we need to be able to terminate a tenant who goes against this mission.

The No-Cause termination benefits everyone. This notice is a much better course of action for landlords to avoid dangerous situations. If landlords don't have the No-Cause termination notice as a tool then we're at an even greater risk of being violently attacked or even killed.

Thank you for your time.

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