

HB 2004 PROHIBITS landlords from terminating a month-to-month tenancy without cause, except under certain circumstances, with 90 days' written notice and payment of relocation expenses that could be upwards of \$5000. It also REQUIRES fixed term tenancies to become month-to-month tenancies on the ending date, unless the tenant elects to renew or terminate tenancy and requires the landlord to make tenant an offer to renew fixed term tenancy. Repeals the statewide prohibition on city and county ordinances controlling rents. Declares emergency making it effective on passage. WE MUST STOP THIS!

OPINIONS: This will be cost prohibitive to Landlords and Tenants. The cost would be virtually

unknown to both parties. Where is the Tenant moving? Across town or across the country? With what

means are they moving? Personal friends or moving van? This could even lead up a fraud case between

Landlords and Tenants.

Many tenants need a month to month lease such as those who are building a home or have been displaced

due to a disaster at their current home. With this law, no Landlord in their right mind would provide that

type of housing option. Where would that Tenant go?

Not all Landlords want to be Landlords for an indefinite period of time. Lives change and they might

want to move into their rental home; such as getting older and may want to down-size or go from two story to single story. Why should the Homeowner be penalized if they choose to make this move?

This is giving the Tenant the ability to dictate to the Owner of the property what they can

and can't do with the property. Again not all Landlords want to be Landlords for an indefinite period of

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Yes, if the Landlord wants to renew the Fixed Term Lease then the tenant should be given the option to

renew, but only if the Landlord chooses to. Sometimes, a Landlord becomes uncomfortable with a tenancy

and needs to honor the Fixed Term Lease and the Landlord must have the right to terminate that relationship if they choose to. Again, the home belongs to the Landlord.

The rental home is not owned by the Tenant. The Landlord/Homeowner pays a mortgage, taxes, landscaping bills, maybe utility bills and definitely pays for the upkeep of the home. They should have all

the rights to the home. If they do not want to extend a Fixed Term Lease they should have the initial right

to make that decision. It is their home, their investment. The Landlord/Homeowner should have the

ultimate right to make any and all decisions regarding their property.

Tenants come and go but the home remains the investment of Landlord/Homeowner.

Are we losing sight of the fact that this home belongs to someone else, not the Tenant?

Best regards,



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