

Nicholas Cook, Owner of Sleep Sound Property Management, Inc.

**Reference to Bills:** HB 2001, HB 2003, HB 2004, HB 2240

I am deeply concerned about the proposal to end no cause terminations and enact rent control. I would like to share with you several situations where the use of “no cause” notices was instrumental in resolving several complicated situations.

**NOTE:** Names have been changed to protect privacy.

### **Threat of violence**

Two residents were visiting each other in an apartment community they both live in. They were drinking and having a good time. One of the residents named Tom thought it would be cool to show the other resident, Bill a samurai sword. When Tom brought out the sword to show Bill, Bill reacted as if his life was in danger. He snatched the sword from Tom and threatened to harm him unless he left the apartment (it was Tom’s) apartment. He then chased him into the common area. The police were called and Bill was arrested.

Tom felt terrible about the incident as he felt partially responsible. Bill couldn’t recall what happened, he had blacked out during the altercation.

As the property manager we must protect the safety of everyone in the building. We have a zero tolerance policy when it comes to violence. We discussed the situation at length within the office, but decided that if Bill had hurt someone, or if he hurt someone in the future there could be significant consequences for all involved.

We used a “No Cause” notice to end Bill’s tenancy because the other resident would not go on record about the event. Without a written statement or testimony it would have been hard to prove in court.

### **Verbal abuse/unsafe environment**

John was a tenant in our building who would regularly sit in the stairwell and block people from using the steps. He would curse at them and mock them. Several residents were intimidated to the point where they would use a different stairwell to enter their apartment. They couldn’t walk by with their children, they couldn’t carry a bag of groceries by; every encounter with John became a problem.

Unfortunately, no one would file a complaint; they would only call the office to vent. They worried that if they complained that John would find out and then they would be even more of a target. We didn’t want our good residents to leave nor did we want them to live in a hostile environment.

We used a “No Cause” notice to terminate John’s tenancy.

### **Onsite Safety**

Betty was an onsite manager at our building. Scott would regularly say inappropriate things to her. She tried to speak to him about it, but it didn't get any better. Eventually we decide that for the safety of our employee we needed to end our relationship with Scott. We sent a "No Cause" notice.

It may be easy to say "prove it in court", but in the real world people don't have the time, the trust, confidence or money to go through the legal process.

A landlord may not have the money to fight a legal battle that costs \$10,000 each time. A resident may not feel comfortable speaking on the record. This is not new; people who are victims of crime regularly have concerns about facing the perpetrator.

For these reasons and countless others **I urge you to vote NO on the bills referenced above.**

### **Rent Control**

This is a terrible idea. I have clients that will sell their properties if this happens. When single family rentals are sold, they leave the market permanently and never return. When rent control was enacted in New York, Boston, and San Francisco, those cities saw a loss of 6% or more of the rental housing stock.

Further, it is unethical to cap the upside of a business unless you are willing to cap the downside as well.

Not all situations warrant a compromise. I am a person of color, I would not expect my elected leaders to compromise over my right to eat at a restaurant or go to the movies. I feel a compromise on this issue is equally as inappropriate and shameful.

**I urge you to vote NO on rental control.**

Thank you for your time.