

Dear Chair Member Alissa Keny-Guyer and members of the committee.

HB 2004 does not address the need for additional affordable housing. The issues we are facing are a supply and demand problem as a result of the lack of affordable homes and apartments being built. If there were ample supply of single family homes and apartment homes, landlords would be competing for tenants and tenants would have plenty of supply to choose from. The goal of a landlord is to supply a decent place to live, find a suitable tenant to occupy their dwelling, and to make a profit either on a monthly basis or appreciation of their investment in the future. It is never a goal to lease a property and then terminate a tenancy. Decisions to terminate a tenancy are usually based on the tenants actions such as being a chronic late payer, nuisance complaints, other neighbors complaining, destroying the property, or a number of other things. The 90 day notice without cause is an effective method to terminate under these circumstances.

Relocation expenses are a penalty on landlords and could potentially eliminate any profit a landlord may have made during the previous year. It reduces private property rights and may cause landlords to screen applicants more thoroughly than ever before and eliminating the possibility of offering tenancy to a tenant who may have a blemish on their credit report or a collection etc.

HB 2004 is not equitable and balanced. The bill does not offer a landlord 3x the rent for a tenant that leaves before the lease is up. It does not offer and restitution to a landlord for lost rent, damages and other costs for an unexpected vacancy, or other remedies listed in the bill.

Please consider a solution that would stimulate builders to build affordable housing by either temporarily eliminating or severely reducing the cost for permits, SDC charges etc. Please also consider encouraging a service mentality from the permitting agencies which would encourage new construction, additions, ADUs, etc. and fast tracking projects.

I truly believe that HB 2004 would be detrimental to tenants and landlords and I encourage you to vote no on the bill.

Thank you.

Respectfully submitted,

Amin Vijan