

Rosenberg Corey

From: Ann Sandvig <annsandvig@gmail.com>
Sent: Monday, May 01, 2017 6:56 PM
To: SHS Exhibits
Subject: SB2004 - Please do not pass!

Dear Representatives,

SB2004 is a horrible bill and will hurt renters more than it will help them.

As an owner of a 4-plex my husband and I work hard to keep our tenants happy so that they won't move. We keep the rent a little below market and make sure that we are responsive to tenant requests. We also need to make sure that if we have a problem tenant that we can get the tenant out without waiting 90 days and having to pay the problem tenant to leave. We recently had one of our tenants threatening other tenants. This was just one of his many unacceptable behaviors. We were able to evict him with a 60 day no cause notice. Even with the 60-day no cause it was expensive for us as landlords and a long time for the other tenants to have to wait for him to move. Without this option, we would have ended up in court. This would have been much for expensive for us and the tenant with the same result.

We just listed his apartment and have increased the security deposit by almost \$400 because of this bill. We will increase rents if this bill passes.

Please don't pass this bill - it's not good for tenants or landlords.

Thank you,
Petra Homes, LLC
Ann Sandvig