

## Rosenberg Corey

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**From:** Jeff Dood <doodja100@gmail.com>  
**Sent:** Monday, May 01, 2017 7:03 PM  
**To:** SHS Exhibits  
**Subject:** HB2004

This entire sudden climate of far reaching regulation against property owners is an outrage! I'd like to make one overall point without getting into the specifics of this bill.

Yes, I am "landlord" - but i hate to even use that misleading term. Because in reality, I am no different that thousands of other HOMEOWNERS in this state, probably including yourself. We all share one thing in common - PRIVATE OWNERSHIP OF REAL ESTATE (that we have worked hard to obtain and maintain). It really doesn't matter how big or small the real estate is - be it a single family home, or a 20 unit apartment building. It's privately owned square footage either way.

So when a PRIVATE REAL ESTATE OWNER (landlord) chooses to rent out their private property, they are extending the PRIVILEGE (not a RIGHT) to a complete stranger to live in their private property. And then crossing their fingers and hoping things work out ok with that stranger. So when you are a renter you are being granted the PRIVILEGE to live in someone else's private property. You SHOULD NOT HAVE, OR EXPECT TO HAVE, TOO MANY RIGHTS. Expectations of safety and livability? Absolutely. Expectations of being able to stay there indefinitely with few restrictions or rent increases? Absolutely not. It's someone else's property!

If you rented out your house to a total stranger - would you want that person to be able to stay there indefinitely? Would you want to have to jump though infinite hoops and/or pay courts and attorneys just to get that person to leave your house? Especially since its not a right for them to live there in the first place?

So PLEASE consider this basic principal as you move forward with your voting on landlord tenant laws. It somehow has become completely lost over the years, and particularly this past year. So lost that even the current laws are completely out of whack. Nevermind this proposed new legislation.

And further, tenants know all this. Like most landlords, I've been a renter. When you rent, you know what you're signing up for and it's kind of expected. You know you're staying in someone else's property and therefore could have to move at some point. You know that your rent might go up at some point. Hence the fixed term lease. THAT is the tenants protection. Its been that way for decades, and it's working fine for both tenant's and landlords. Don't mess with it. A landlord can't serve a no cause or raise the rent in that lease time period. All of these cases of buildings being cleared and / or rents being ridiculously jacked up are month to month situations, and are the exception to the rule. Most landlords DON'T want to give a no cause and therefore lose the rent. If they are doing it, it's for a very good reason. Not arbitrarily just to line their pockets.

So if you really want to solve this problem:

- require landlords to do 6 and 12 month leases INSTEAD of what's being proposed. That is essentially 6 or 12 months of protection for tenants.
- instead of completely eliminating the no cause notice, put limitations on the number of times a landlord can use it in a year, proportionate to the number of units they own. For instance, perhaps 1 a year for 1-5 units, 2 a year for 5-10

units, and so on. That would instantly solve the problem of entire buildings from being cleared in one fell swoop, yet would also allow for landlords to improve run down slums - albeit one unit at a time.

- Don't let landlords use "income must be 3x the rent" as an application approval criteria. Limit it to 2x the rent. That allows more tenants to qualify for places. It creates more risk for a landlord, but it's better than the other proposed rules.

Any form of rent control is obviously a failure waiting to happen, not to mention completely unfair and a knee jerk reaction that won't solve a much wider problem, and will instead backfire.

PLEASE VOTE NO ON THIS AND ALL THE OTHER PROPOSED LANDLORD - TENANT BILLS.

Thanks!  
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