

Rosenberg Corey

From: M. Johnson <mrtorino@gmail.com>
Sent: Tuesday, May 02, 2017 11:20 AM
To: SHS Exhibits
Subject: HB 2004-A

I am a Public city worker and a landlord. I treat my tenants with respect and work with them in troubled times. I have created a non profit that I plan to hand out my own tenant hardship funds. There are so many unintended consequences that tenant groups and law makers could not possibly understand.

The "Bad Actors" will continue to be bad actors with very easy ways to circumvent the new laws at sale time and at lease up time, not to mention their constant goal of more money with no care for those in the state. At the end of the day the landlord or agent picks the tenant. If the consequences of picking a trouble tenant (assuming trouble but one you would have a no fault eviction on) are so high (relocation fee's ect) only the prime tenants will get a place in this market. Thats not fair.

Forcing landlords and agents to be extreme in their vetting (within confines of the law) will not be a good thing for those bus loads of tenants at these meetings. I give people the benefit of a doubt but again with this law the consequences are so high I will have to tighten my practices, more in depth reference checks, credit will be more important than ever, income and job becomes even more important.

I worry that passing this law will not have a positive effect on tenants like people think it will.

I want the mass no fault evictions to stop also. This is just to risky of a way to do that IMO.

Please think big picture here.