

Rosenberg Corey

From: Cassandra Heller <cassheller@windermere.com>
Sent: Tuesday, May 02, 2017 12:21 PM
To: SHS Exhibits
Subject: Call For Action: Stop HB 2004

Importance: High

I oppose House Bill 2004

1. The amendments are poorly written as to the definition of owner or landlord as far as the exceptions. The question arises since the property manager is the "landlord" whether any owner of 4 or less rentals is excluded from some of the provisions when others manage their property. What if you own 4 in a partnership? Do you divide by the number of partners? Just start thinking about all the different ways property is held.

2. Requires all fixed-term tenancies to convert into either an additional fixed-term tenancy or month-to-month **at the discretion of the tenant.**

One advantage to leases is to place the renewals during a time of year where the "turn" would occur when weather would permit painting, repair etc. By allowing the tenant to dictate lease or month-to-month without the landlord's permission there is no control of when a vacancy will occur. **In our college towns how are landlords going to cope** with a vacancy halfway through the school year when all the students have housing? Again the authors of the bill show a genuine lack of comprehensive understanding of the various types of housing. **This bill if passed it will provide incentive for the conversion of some property to short term housing such as VRBO etc. further reducing long term rental inventory.**

3. Requires payment of one-month's rent for just cause terminations of tenancy, unless the landlord owns fewer than 4 units (see Point 1 above). I have seen tenants destroy homes costing well over \$5000 in damages alone (this does not include months of unpaid rent and court fees) Imagine having to pay a tenant one month's rent as a reward for that type of behavior.

4. Allows a tenant one year to file a complaint for any violation of Rep Meek's bill with 3 months rent + damages due to the tenant. **This is not just one year as it states "from when the 'tenant knew or should have known."** If the tenant becomes aware **2 years after the fact** that the Landlord did something with their own property the tenant feels was not in "good faith" the tenant can file a claim?

Are you going to nail landlords for unauthorized entry on to the property when we deliver free faucet covers to the front porch in the fall each year? Will they record how long it took for the plumber to arrive to fix the broken frozen pipes and claim it took an unreasonable time when the whole city is crying out for plumbers? Are they going to claim mold on the bathroom ceiling because they do not like using the bathroom fan? Why would anyone want to pass up a 3 months of rent "plus damages" bonus check when there is no penalty for making a false claim because this provision is so poorly written?

Please represent me and your constituents at the state capitol. Look at the facts. This is a bad policy. We should be working on better solutions **like increasing supply!**

Sincerely,

Cassandra Heller