

Rosenberg Corey

From: Xiaolei Cai <Xiaolei.Cai@synopsys.com>
Sent: Tuesday, May 02, 2017 12:19 PM
To: SHS Exhibits
Subject: Testimony against HB2004-A

Hello,

I'm here to voice my concern against HB2004-A. It takes away landlord's right to terminate lease even if the lease expired. It leaves many legal grey areas which can be used to exploit small landlords that cannot afford expensive legal services.

As a small landlord, I will consider selling my rental property if such a bill passes because it's just too risky to operate under such environment. I'm sure I'm not the only landlord considering this. If there is a glut of houses for sell, that will crash the property value, hurt state revenue and reduce the supply of housing. It can only hurt renters.

Thanks!
Xiaolei Cai