

Rosenberg Corey

From: Matthew Rochlin <mrochlin@yahoo.com>
Sent: Tuesday, May 02, 2017 12:56 PM
To: SHS Exhibits
Subject: Please vote no on HB 2004-A

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I think it is harmful to tenants, landlords and the economy. I have lived in 3 cities that have had similar rent stabilization rules and in none of them did it lead to lower rents and in all of them, it lead to limiting housing availability, unmaintained housing, illegal bribing for the limited housing available, and other problems.

I also believe the no cause evictions, while exploited by some and can be improved, allow for bad people to harass other tenants and damage property. You can't always prove someone broke down a door or smashed a window. You can't prove they pissed on their neighbors door. And petty harassments like constant complaining aren't illegal. A nice young couple (grandchild of Ken Kesity actually) left an apartment they really liked because of another tenant in the building who knows the law very well and stays just within it.

Please don't throw the baby out with the bathwater. Please don't enact this law which would be bad for tenants, landlords, and the State in general.

Thank You
Matt Rochlin
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