

To the Committee members :

I urge you not to pass HB 2004-A

I am a rental property owner. I scrimped and saved for years to purchase rental property to help me financially in my older years. I am fair and respect my tenants and want them to be fair with me.

No one every evicts a "good" tenant. Define a "good " tenant - one who pays their agreed upon rent, notifies you of needed repairs, cares for the property inside and outside, and respects their neighbors peace and safety.

A good landlord provides a safe and attractive place to live, makes repairs promptly and respects their tenants.

This situation is what we all want - in this situations evictions do not occur nor is there a problem with term of tenancy.

You've made an assumption that tenants are all responsible and landlords are all greedy and uncaring. People who believe this are not looking into the total situation.

And, when was the last time you got relocation cost unless you are in the service or in a really high paid job ? Be real. When a tenant moves do I get rent paid by them until I can re-rent my house ?

Your actions by passing HB 2004-A will drive the small business person like me out of business or force me to turn my rentals to a management company who have lawyers on call. The added cost destroys my income so I'll be forced to sell.

Price control - is that a two way street ? When rental cost goes down due to construction do you guarantee the property owner that the state or someone will guarantee my rents don't fall ?

Rental property ownership is a hard business - it has cycles - we don't need more regulations. I urge you to defeat this measure.

Estelle Womack, rental property owner.