

## Rosenberg Corey

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**From:** Garry Whalen <garryw.1@comcast.net>  
**Sent:** Tuesday, May 02, 2017 7:58 PM  
**To:** SHS Exhibits  
**Subject:** HB2004

I encourage a vote in OPPOSITION to the passing of this bill. In 40 yrs of rental property ownership I have used I cause termination twice. In both cases the tenants were causing other long established residents to potentially relocate due to the disrespectful action of the no cause tenants. In both instance there were conversations/warnings to the tenant and an opportunity to modify the conduct disruptive to their neighbors. As a small property owner(8 units) I self manage and have been flexible in giving prospective tenants an opportunity to move in in spite of a stellar application. If this HB 2004 is passed I will make black and white decisions with no compassion to individual situations. This may result in tenants being denied housing unless they have squeaky clean credit, job and housing references.

As to rent control if there is an annual cap on increase I will be forced to take the maximum allowance each year. This will protect my retirement income should there be increasing cost of doing business.

In conversation with other Mom/Pop investors like myself many of them will sell their property to people wishing to be homeowners further reducing rental housing inventory.

Again I ask you to defeat this bill as it's passage would make rental housing less available and the remaining more expensive.

Sincerely,

Garry Whalen

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Sent from my iPhone