

## Rosenberg Corey

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**From:** Nelson Page <asiadirectinc@gmail.com>  
**Sent:** Wednesday, May 03, 2017 6:36 AM  
**To:** SHS Exhibits  
**Subject:** HB-2004

In my view the worst provision of this bill is the elimination of "no cause" evictions. Last year we had a \$9,000 insurance claim due to a tenant who became depressed and failed to notify us when the sewer backed up into the apartment. Only because we had a no cause eviction option were we able to negotiate a non-adversarial move out which allowed our insurance company to move in quickly to reduce the likelihood of permanent damage to the structure.

We have great tenants who cause no problems for us or neighbors, I have polled my tenants and without exception they are worried about the loss of the no cause eviction as should we have a neighbor causing a problem they'd like us to be able to remove that person as quickly as possible.

I have no opinion on the rate control as we are always fair with our tenants so no tenant has complained about our rate structure.

I urge a "No" vote on HB-2004.

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