

Rosenberg Corey

From: Lucas Property Management <lpm.inc.97222@comcast.net>
Sent: Wednesday, May 03, 2017 9:08 AM
To: SHS Exhibits
Subject: HB 2004-A

This bill has so many things wrong, but I need to address a couple of them. We are a family owned business for around 50 years. We treat our tenants fairly. We occasionally have a tenant who does not live up to our expectations. The expectations are simple, 1) Pay the rent on time, 2) Take care of the premises they live in, and 3) Obey the rules. This allows us to manage a community so that all tenants benefit. Occasionally, we have tenants that do not want to live up to the expectations. The No Cause notice is a way that we can manage the community for the betterment of the community. I believe, that doing away with the No Cause and requiring the Landlord to pay for them to move, would more than likely encourage tenants to behave badly in order to get a payout to move.

Restricting rent increases will also hurt tenants. We have encouraged tenant to make their apartment their home. We have tenants who have been with us many years. Those tenants enjoy a substantially lower rent than those just moving in. We have tenants that still pay between \$550 - \$700 per month, just because they have lived in the unit for years. Restricting the rent increases will effectively cause us to consider raising rents more frequently, and to the maximum extent possible in order to make sure we can continue to cover rising costs and maintain a profit.

I strongly urge you to not support this House Bill. It will not help and probably will do more harm to those you intend to help.

Keith Lucas

Lucas Property Management, Inc.