

## Rosenberg Corey

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**From:** VICKI PFLAUMER <RealEstateMatters@msn.com>  
**Sent:** Thursday, May 04, 2017 11:34 AM  
**To:** SHS Exhibits  
**Subject:** Landlord Restriction and Management Controls

**PLEASE do not place management restrictions on one sector of the economy!!!!** A minority of tenants would like you to control rents while landlord's expenses exceed income growth. No one likes to pay their bills—not tenants, not landlords, not elected officials. Most tenants appreciate their rental homes, their good managers and prompt maintenance/repairs. . . but a few are going to complain loudly and in some cases have even physically threatened landlords and professional property managers.

I am a small rental owner. . . the rental income supplements my social security. It's my only retirement plan. When you have a small number of units (say less than 10 units) like myself, it is financially devastating to evict a bad tenant. It is a big income reduction even when a tenant gives me their 30-day notice to vacate, I don't expect them to pay me several thousand dollars for the inconvenience and costs I incur. The combined costs of 90-day notices, property damages, no income during rental turnover, and now potentially relocation payments and rent controls---I simply would have no income at the end of the year, only bills to pay! **I was left with only one choice. . . to sell.** And that's what I'm doing. I put my duplex, my supplemental retirement income, on the market last week to sell. One buyer wants to tear it down and build condos or skinny houses. How does that help renters?

- **DO NOT ENACT RENT CONTROL**
- **PLEASE DO NOT TAKE THE RIGHTS OF LANDLORDS TO FINANCIALLY MANAGE THEIR INVESTMENTS. The private market is self-correcting.**
- **PLEASE DO NOT TAKE AWAY THE “NO CAUSE EVICTION PROCESS.” The results would be bad for both tenants and landlords.**
- **PLEASE ALLOW LANDLORDS TO SMOOTHLY, EVICT IF NECESSARY, TO SELL**
- **PLEASE DO NOT TAKE AWAY THE INVESTMENT INCENTIVE FOR SMALL RENTAL OWNERS and DISCOURAGE APARTMENT BUILDING. About 80% of Rental Alliance Association's membership are landlords with less than 10 units. These excessive not well-thought out restrictions will ruin us.**

The smoothest way to evict a tenant, without placing a permanent legal mark on their tenancy record, is the “No Cause Eviction Process”. When necessary, it's a win-win for both landlords and tenants. A “For Cause Eviction” will permanently damage the tenant's rental history and be time-consuming and expensive for all parties. It makes no long term, logical sense to enact such restrictive legal controls on one sector of the economy.

Vicki Pflaumer, Broker

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