

## Rosenberg Corey

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**From:** Stan Potocki <stanvrc@mind.net>  
**Sent:** Thursday, May 04, 2017 12:37 PM  
**To:** SHS Exhibits  
**Subject:** against rent control

Greetings,

Please don't attempt to regulate the private sector. I have a couple of rentals. I have an absolutely outstanding relationship with renters and treat renters extremely well.

I try to always treat a renter just like I would want to be treated. Rather than raise rents yearly, I may opt to just leave rental rates alone for a moderate period of time.

If the state takes it upon itself to regulate private housing sector, it would be foolish manage a rental property the way that I currently do. A landlord would, on a practical basis, need to methodically increase rates regularly or be stuck at an absurdly below market rate, assuming caps in yearly allowable percentage increases.

Respectfully, please don't let the government meddle in the private sector. Regulation would backfire.

If you need to do something, make it be a positive proactive thing like proactively assisting low income people in some manner, not a heavy handed approach. Thank you.