

Rosenberg Corey

From: ansilberstein@gmail.com
Sent: Thursday, May 04, 2017 12:27 PM
To: SHS Exhibits
Subject: HB -2004

I am writing to you as both a renter and a landlord. I live in a rental and rent out a home I lived in for years. The changes proposed by hb2004 are far to broad and will have a very profound and negative effect on the rental market.

As a renter I have already received a notice of rent increase that was prompted by the possibility of this law passing. I would expect those increases to continue as they have in every other location that rent control has been enacted. The increased scrutiny and more restrictive lease terms that other rent control areas have experienced is only a matter of time if this passes into law.

As a rental owner, I must now consider the removal of my rights as a property owner to do what I want with my house. The end result is that I will most likely remove the home from the rental market. Why would individuals such as myself take the chance with our properties? Further if this law passes not only will the rental market lose a significant number of one off rental owners but the investment needed by large investors that have the most impact on available rental property will drop significantly.

I understand that the law was written to address a very specific abuse of renters but punishment of everyone, including the renters, is not a solution.

Please consider your vote carefully and do not vote for a law that will most likely have a negative effect on all. Doing nothing is far better than doing the wrong thing

Aaron Silberstein
541-264-0547