

## Rosenberg Corey

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**From:** Leeann Friend Margraves <friendinrealestate@yahoo.com>  
**Sent:** Thursday, May 04, 2017 2:42 PM  
**To:** SHS Exhibits  
**Subject:** HB 2004. Opinion from a small Landlord.

In the past I've never raised rents until the unit would turn over.

This bill has done more damage to tenants than anything before. The rents are being raised out of fear.

I currently have 2 different tenants that I'm considering giving a notice to move, due to this bill. Many tenants create their own problems and it's not right to hold property owners accountable for their irresponsibility. I have incurred thousands of dollars of damage that I've never been able to recover. The stress this causes on my personal life is very difficult. It is always my goal to have a good relations with my tenants. I do not need the government telling me how to manage my own business.

I implore you do not pass HB2004, this will do more damage and harm to tenants and landlords.  
It is not the solution.

Leeann Friend Margraves