

Dear Sir/Madam

The proposed House Bill 2004-A is of grave concern to me and the property owners that I manage property for. Tenants have the right to give property managers notice to move in 30 days, but property managers' similar right was taken away and replaced by a 60 day notice to move. Now our ability to serve a tenant with a 60 no cause notice is being threatened. Please understand that not all tenants are perfect, model citizens. Drug activity, illegal occupants, illegal animals as pets, and a myriad of other issues are difficult to prove without soliciting information from neighbors. The **No Cause** notice allowed us to move bad tenants along, and salvage the good tenant who was considering moving out due to the issues. As a property manager, we are not in the business of evicting tenants, since our only source of income is derived from occupied properties and not vacant properties. Please understand that serving tenants with any notice to vacate is taken extremely seriously, and not served unless information is gathered, tenants have been talked to several times in most cases, and the potential to cause damage to the property is established.

Rent control is a bad idea. It does not benefit anyone. Our property management company does not raise rents every year. With rent control, we would definitely find ourselves raising rents on a regular basis for fear that we would not be able to raise rents the following year when we really need to. The very people that this law is trying to protect, tenants, will suffer. Landlords will incur additional costs due to more turnover than needed. Lose-Lose. Property owners need to have the ability to make decisions on their properties and not have it regulated by the government.

We have a fiduciary duty to protect our property owner's property and income stream. These laws, if passed, would not allow us to perform our fiduciary duty to the owners of the properties that we manage for. How can this law then be passed? The repercussions of the myriad of tenant-friendly laws that were pushed through by the current administration should be considered as the direct reason for the current rental market conditions. I have personally lost rental properties because owners do not consider owning a rental as a good investment anymore. These continuous laws that cripple our ability to run a reasonably profitable enterprise is hurting not only the livelihood of property investors and property managers, but also impacting the tenants for whom these laws are passed. Can you not see that if you keep up this trend, the rental market only going to get worse? Please consider me a concerned citizen with a voice and a vote.

Thank you for your time

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