

I am opposed to HB-2004-A

We feel that rent control creates an artificial security for tenants, and creates a false security.

When we lived in Los Angeles, where there is this type of rent control, we found that tenants who were "protected" by rent control became stuck in their apartments, literally, unable to ever move.

Their "protected rent amount" did not keep up with normal market increases. Year after year, the gap between their rent and the real-world rates widened.

With lower rents, owners are less inclined to update or upgrade carpets, paint, appliances. Apartments became rundown, property values decreases and tenants started to live in increasingly less desirable apartments.

After living with rent control for many years, tenants became prisoners of their own apartments. We witnessed many trapped tenants, unable to move, unable to improve their lives.

We also witnessed a few tenants so trapped by their "protected" rent, that they spent their whole adult life in one apartment, living with 20 year old carpet, 20 year old paint, for some until the day that they died (in their apartment).

Please do not create a false sense of security, a false economy. Please do not pass HB-2004-A.

Thank you

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