

## Rosenberg Corey

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**From:** debbie eldridge <debbie2162@yahoo.com>  
**Sent:** Friday, May 05, 2017 8:41 AM  
**To:** SHS Exhibits  
**Subject:** HB-2004

Dear Sir;

I'm a Landlord/Property owner. HB-2004 will greatly effect my present tenants a well as my future tenants.

My tenants are ALL low income. The following will state these effects;

1) I will have to raise rents on all tenants when HB-2004, to cover costs of their moving out in the future.

2) All future Tenants will now be require to pay large Deposit amount to rent my apartments;

a) 1st month, last month, security deposit, cleaning, and any other deposit allow under the law. To cover cost of Tenant moving out and all other cost of lost of rent.

b) My rent is 500 per month. deposit is \$500, no cleaning, very small pet deposit for service pet.

C) HB-2004, I will now require 550 for rent (or more depending what is allowed under the law) \$550+/-Security deposit, Cleaning deposit 500+/- (depending what is allow under the law)pet 200-500.(depending what is allow under the law) this would be about 3000+/- for a low income to rent.

Low income does not have \$3000 to rent!!

3) The cost to tenants present and future will raise 50%+. No choice, must do the raise, to cover maintenance, repairs and other costs.

4) Screening of tenants will now get tighter than before, since I will be required to pay 3 months rent for tenants leaving.

5) This will greatly effect the tenants that least likely can afford it. The Low income.

6) The no-Cause termination, at present requires 60-90 days notice. Often times Landlords will work with a Tenants relocation.

&) No Cause termination allows a tenant to relocate with having a problem with finding a new Landlord.

Finally, I will more than likely sell. The next Landlord/Owner may not want to deal with low income.

Deborah Daves