

Rosenberg Corey

From: R.B. Garden <clubs900@gmail.com>
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To: SHS Exhibits
Subject: HB 2004-A

Requiring landlords to change from a fixed lease to a month-to-month lease, then imposing laws about how a month-to-month lease works seems a bit over the top.

I've been a landlord and lived in San Francisco over 40 years and rich landlords always get around the laws the government impose on us. It's the little guy landlords that get hurt when government steps in and try there experiments on us.

Controlling rents by making laws has not worked yet. Please look at experiments elsewhere and see if you find any that actually work out well for the tenants, the property and the landlord. I've seen lots abuse by tenants.

Rich landlords just empty and tear down buildings, then they build a new structure with much higher rents. I've seen actual building fall into disrepair as tenants rents don't rise much and the tenants often rent out rooms (to make some money for themselves) as landlords go broke.

Please consider the trouble you are inflicting as you try and make tenants happy. Rents go up as insurance, taxes and repairs all go up. If you make landlords pay for tenants moving out you are blaming landlords for having tenants with bad behavior. You already have strict procedures for how we pick the tenants we rent too and now you want to punish us if your methods results in bad tenants.

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