

Rosenberg Corey

From: AlleNorth Properties <allenorth@gmail.com>
Sent: Friday, May 05, 2017 9:37 AM
To: SHS Exhibits
Subject: Opposition to HB 2004.

As the owner a property management company in Ashland, I wish to express my opposition to HB-2004.

While I understand the need for renter's protections in a tight housing market, I do not think the methods imposed by HB 2004 are an effective way to achieve said goal.

Our company manages property for many clients from multi-unit investors, to those only owning a single rental home. The proposed legislation would have a significant financial impact on all.

As a property manager I strive for fair practice regarding our tenants; however not all tenant situations are easily defined. At times there's an issue that does not conform to a simple tenant "with cause" circumstance. We also have owners of single investment properties that wish to inhabit their property due to retirement or life change circumstances. Unfortunately in these instances, a "no cause" notice is a necessary tool.

I appreciate your efforts on behalf of property owners and managers in seeking to find a better solution for tenant rights.

Sincerely,

Gina Allen

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