

To whom it concerns:

As a small property management company representing 1-4 home owners typically, I am very much opposed to this legislation. This is penalizing good landlords and not taking care of the real issue – bad apple, large company landlords with bad business practice. This also hurts tenants, the people you are supposedly trying to protect.

In the end, tenants will be hurt severely. Rental homes will be taken off of the market, rent prices and deposits will steeply increase to make up for relocation fees and a tenants rental history will have a black mark on it if there needs to be a cause for a “cause of notice to vacate”. To say this is No Cause Eviction is incorrect. It is No Cause Notice. There are a myriad of reasons a landlord would need to have a tenant vacate. Having the 90 day notice gives tenants more time to find new tenancy. That is fair. Making the landlord pay for that relocation is blackmail, rent control and shanghaiing the property owner. This legislation will make the lawyers richer and clog the tenant/landlord courts. Go after the landlords that are the slumlords and the tenant violators. Put money towards a special task force for those issues. Don’t penalize the good owners. You are causing hardship to their investment and that opens up City and State for lawsuits. As a citizen, I do not want my tax dollars going to pay lawyers to defend this unnecessary legislation.

Don’t penalize the tenants and take away good, kind, law abiding landlords who provide nice, clean, safe homes and apartment units for rent. This is a bad law. This is a knee jerk reaction to a crisis that is correcting itself as I write this. Enough legislation has already been passed and we are adjusting to that. Stop this expensive insanity now!!

Thank you for listening.

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