

## Rosenberg Corey

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**From:** Jamie Stangel <jamiestangel@gmail.com>  
**Sent:** Friday, May 05, 2017 3:05 PM  
**To:** SHS Exhibits  
**Subject:** Opposition to HB 2004-A

To whom it may concern,

I am a landlord and am in opposition of proposed [HB 2004-A](#).

The bill as written is very confusing.

I am specifically opposed to the additional restrictions on evictions. You would understand if you have ever been a landlord with a problem tenant. I have an obligation to all of my tenants to provide the best living conditions possible, that includes evicting problem tenants. The bill as written makes it very difficult to quickly remove a tenant that is making other tenants fear for their safety.

I am also opposed to any rent control. When vacancy rates were high in the 80's & 90's and even into the 2000's the governing body(s) never proposed any minimum guaranteed rent or return on investments, so I do not think that any governing body(s) should propose rent control now. Instead, please propose a bill that would remove the restrictions and barriers to development thereby increasing housing stock. Do any of you who authored or support this proposed bill remember Econ 101 and how supply and demand affect price? More supply will help to level off and quite possibly lower rents.

Please consider voting this proposed bill down and write another less complicated less restrictive version that is not so one sided.

I take pride in providing quality safe housing at a fair price for my tenants and do not need more restrictions on my ability to continue to do so.