

Dear Senators,

I have been a landlord for 18 years and have managed property professionally for 13 years, and of all the landlord/tenant laws that have been proposed and passed in the recent years HB 2004 has the potential to damage the industry the most.

Most landlords cannot handle the expenses that this law is proposing, so the only recourse they have is to either raise rental rates or abandon the industry all together. This leave tenants in an even more difficult housing situation than ever.

I urge you to vote NO on HB 2004.

Best,

James (Ed) Waggoner
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