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To: [SHS Exhibits](#)
Subject: Bill HB 2004 will be ruinous for my family
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I am a small landlord with five rental units. Bill HB 2004-A will seriously and negatively affect my family. Problem tenants very often have free lawyers who make up outrageous lies to protect their clients. Going to court to protect my good tenants is stressful and extremely RISKY and this bill will make this problem infinitely worse.

While we screen tenants carefully, we have had several instances over the years in which one tenant was obnoxious enough to cause my good tenants to move out get away from the problem behaviors, which they also were reluctant to report because they feared retaliation from the bad tenant.

If this bill passes I will need to sell my rental properties at a loss, as small landlords will be at the mercy of unscrupulous lawyers and professional scammers. I have already contacted a realtor and plan to sign a listing contract for one rental property this week. I will be forced to sell all five this year if this disastrous bill passes, the result will be many thousands of small landlords selling their rental properties and further shrinking the rental housing stock.

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