

**From:** Robyn Luchs  
**To:** [SHS Exhibits](#)  
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As a professional Realtor and landlord for the last 30 years I find many flaws in your proposed bill.

The proposed changes may drive a lot of landlords out of the market, not wanting to deal with the hassle of tenants. If that happens more apartment complexes will be converted to condos and individual rental homes sold that will reduce the number of units available to prospective tenants.

For an evicted tenant it will be difficult if not impossible to find replacement housing, what landlord would take the risk of renting to someone that another landlord had to take to court and pay moving expenses for, this will only increase homelessness for people living financially on the edge.

Rents should not be allowed to increase by huge percentages and a reasonable rent increase can and probably should be made law, as a landlord when we have increased rents it's in the 2-3% range annually.

Also, with the recent building boom of apartments it's more difficult to find a renter now than it has been in years, in the past we would post an apartment on craigslist and have 15 appointments to show it within a couple of hours, on the day of showing there would be 5 applicants that would apply, today I currently have an apartment available and average a call or two a day and have to show it to a dozen prospective tenants to get an application.

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With every home I sell, I donate \$250 to SNIP, an organization I have been involved in since it's beginning. Please check out their amazing work at [www.snipnw.org](http://www.snipnw.org)