

Chair Gelser members of the committee,

My name is Beth Kellan and

I own and manage two properties serving three families and 10 individuals. One of those rentals is a section 8 and our tenant has been there for over 8 years. I'm also a realtor and I work in the residential market. I have helped many of my clients to sell and purchase their rental properties. I am here to add my strong support as a landlord and realtor to HB 2004.

I truly believe that landlords should be able to make a profit on their rentals and the amendments to HB 2004 guarantee that. But what is happening in our market has gotten out of hand.

No cause evictions are unnecessary and they are harmful. I've been managing properties for 12 years and have never used a no cause eviction. As landlords, we have legal mechanisms to evict bad tenants for cause. We also have a responsibility to our tenants to be fair and compassionate. I don't believe this is a good landlord vs bad tenant issue, or a bad landlord vs good tenant issue. This is a housing issue, a community issue, an affordability issue and a homelessness issue. The allowable exceptions to the no-cause eviction are more than reasonable, and allow for legitimate reasons for no-cause eviction. Something has to change and this is a well thought out bill that does not infringe on my rights as a landlord or property owner.

The exemptions under the bill are reasonable and the only reason a landlord should issue a no-cause eviction. If I choose to sell my property, remodel or move in that is no fault of my tenants. If I have a problem tenant who is participating in illegal activity, damaging my property or causing problems with other tenants I have the right under the for-cause statute to evict faster and more efficiently. As a landlord I care about my tenants and my properties and I work with my tenants for reasonable and manageable rent increases as the market changes. All of this would continue to be allowed under HB 2004.

Our tenants are part of the fabric of our community and should be treated as such. Not tossed out unnecessarily or for egregious monetary gain. Reasonable actions from the state will create a more stable market. In my community, no cause

evictions and rent spikes bring chaos and instability to families and burden to our community and community services.

The bottom line is that no-cause evictions are unnecessary and are harmful. I urge to you to vote yes on HB 2004. Thank You.