

Rosenberg Corey

From: JJ Message <jj_message@yahoo.com>
Sent: Friday, May 05, 2017 3:51 PM
To: SHS Exhibits
Subject: Voice against HB 2004-A

To Committee reviewing HB 2004-A

I am an owner occupied landlord with my 4-plex. This proposal does not address the small business owner whose goal is to create an living environment with my renters. This proposal dictates my relationship with these tenants. I utilized a no-cause eviction within the last 18 months to transition a tenant into new housing who was losing her financial ability to remain in the apartments. Together we found her a new place within her price range without a major blow to her rental history and credit rating. She had been my tenant for 5 years and was a person to me - not a number. This proposal takes away that option and forces me to be for draconian in my action rather than creating a win win situation. For large complexes that may not have direct relationships with all tenants more oversight may be needed, but I don't see this as a concern for the smaller owner occupied activities. Perhaps an oversight board that could review complaints would be a working solution rather than this all or nothing approach.

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