

From: Jerry Lanz
To: [SHS Exhibits](#)
Subject: HB 2004-A - Landlords and Tenants Need No-Cause Evictions
Date: Thursday, May 04, 2017 4:08:51 PM

Dear Representatives,

As a landlord of a 4 plex, I am writing to let you know that HB 2004-A is a horrible bill for both renters and landlords.

First and foremost, landlords don't want to lose good tenants and they need to get rid of problem tenants to protect the good tenants. If this bill passes, landlords will let too many problem tenants stay which hurts all of the other tenants.

Landlords will no longer take a chance on tenants that have less than perfect credit scores or rental and job histories. This hurts a lot of renters.

Additionally, landlords will need to raise rents and security deposits to cover the costs of getting rid of problem tenants. This hurts all renters.

I support capping rent increases at 10% a year which would protect all renters.

Thank you, Jerry Lanz