

**From:** Michael Robinson  
**To:** [SHS Exhibits](#)  
**Subject:** Re: HB 2004-A  
**Date:** Wednesday, May 31, 2017 6:35:47 AM

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Dear Senators:

An additional problem to consider with HB 2004-A:

The bill addresses no-cause evictions for month-to-month tenancies. If the bill passes, tenants can give 30 days notice and leave anytime, but the landlord does not have the same freedom to free up his/her own property.

Here is an unintended consequence of the bill: landlords will seek the security of a lease and stop offering month-to-month tenancies. As the bill already restricts landlords' ability to terminate, landlords won't lose anything by requiring a lease, but tenants will now be forced to pay last 30 days rent PLUS lease-termination fee of 45 days rent, putting an additional burden on tenants who wish or need to move. This hurts the very people the bill is intended to help.

Please consider this unintended consequence

Regards,

Michael Robinson  
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