

A couple other points I wanted to ad:

Evictions in the court system are long and costly. The court system is back logged enough. Judges get annoyed with evictions. No Cause Terminations avoid the whole court process and return the property back to owner in a timely manner.

I want to remind you that No landlord in his right mind would Evict or Terminate a Good Tenant that pays their rent on time and takes care of the property. However, sometimes there is a tenant that is not HORRIBLE, but bad enough to make your life difficult. You can't fire them like an employee (or lay them off), You can't divorce them, so a **No Cause Termination ends the relationship cordially**. Tenants can give a landlord a 30 day notice at any time with no reason/cause. Remember, Turnover is EXPENSIVE, advertising and screening potential tenants is never fun. Rental owners and managers do what they to prevent the expense and hassle unless necessary.

One of the testimonies eloquently stated: "The No Cause Termination is a compassionate release of individuals from the property without permanently damaging their rental record."

As I previously stated, the problem is Lack of Housing. We have to work on creating more supply and incentives for developers to build/covert existing properties into affordable living situations. We can't fix this by limiting Landlords, we fix this be increasing supply.

Again, I urge you to OPPOSE HB 2004, Thank you for your time,

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