

To the Senate Committee on Housing and Development,

I respectfully request that you say "NO" to SB282. I think that it places an unfair burden on residential rental property owners and will negatively impact most tenants.

One negative impact to tenants is the possibility of noisy or disruptive neighbors if landlords are considered to be retaliating and are unable to give "With-Cause" notice for contract violations.

A second negative impact to tenants is the possibility of accruing unmanageable debt in the form of unpaid rent.

A third negative impact to tenants (or prospective renters) is a more difficult rental market, or even a shortage of rentals. I know for myself, I value the good tenants I have. If I lost the ability to evict for contract violations along with the extended risk of long-term non-payment of rent. I would be strongly motivated to let a unit sit vacant instead of renting it to a new person who might cause trouble and then have the possibility of losing more of my long-term tenants.

Please say "NO" to this legislation.