

I think its important to remind all parties evaluating this bill, it's generally not in the Landlord's best financial interest to evict a person, as it typically causes financial loss when you look at:

Costs to turn the unit for the next resident (cleaning, repairs, upgrading assets (flooring/appliances)

Time the unit is vacant with no rent

Marketing & Overhead expenses to list the unit, and people cost to lease-up the unit.

The general argument is that they perform no-cause evictions to just raise rent with the new tenant, but should you factor in the above costs, that raise is nearly consumed, and any return occurs well down the road for a Landlord.

The no-cause eviction can be a valuable tool a landlord to have at its disposal, while not often used, can be important to evict a resident for a matter that may protect the rights or maintain confidentiality for our other residents -- an example of this is a resident who feels they are stalked/harassed by a neighboring resident and feels for their safety and other means have not worked and further action can fuel incidents between the residents. Others can be suspicious criminal activity/traffic that has not been addressed by authorities.

As you evaluate this bill, please remember that a Landlord needs resources and tools to ensure the peaceful enjoyment and safety of their property can be upheld for ALL residents; and the simple response of some that Landlords do it for financial reasons only - consider my above thoughts.

Thank you for your time.