

Submitter: Bryan Stephens

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: HB3054

I'm in support of HB 3054

Do not let Chuck Carpenter, Bill Minor tell you otherwise. They are big fat liars.. during the annual conference in October they want all the park owners to write up their things and do their math and so forth.

And they said during the conference online that we need to raise the rent 20 to 25%. That's the honest God's truth.. greed they do not give a shit about the tenants. I will tell you I do mediation and I hear all this stuff through mediation. Sometimes it doesn't even go to mediation but then there are times mediation can't do anything so it's reported to MMCRC.. in fact I have two cases that went to them and Samantha is taking care of it for the tenants at no charge because there are huge fraud going on within the park. Example, water and sewer and trash. The parks are up in the rates when the utility companies did not raise their rates example trash is \$30 a month. A park is charging an extra six dollars and a tenant called the trash company and they did not raise the rate fraud fraud.

Have been getting a lot of fraud cases on issues like this. I go around to a lot of parks, not only to let the managers of the parts know that we do mediation, but also talk to the tenants. The things that they tell me is unbelievable but does not surprise me in these parks. These tenants are getting charged seven eight hundred nine hundred dollars a month and the park look absolutely a dump dump with that seven to nine hundred dollars a month what are they doing to improve the park? They're not they just want the money and not do nothing and fix nothing and do nothing at the same time when it's time to do mediation the park owner or the park manager refuses to do mediation under chapter 90. It's a mandatory mediation so when they go to court, they tell the judge know and they get away with it. That's bullshit.

Here's a list of things that parks are doing number one trying to do a 30 year lease and making it sound good that is illegal and unethical and unlawful number two. Some parks are charging security deposits on vacant lots and under chapter 90 that security deposit is supposed to be refunded info once the house is on there or after first months rent In The Park were refusing to pay that back to the tenants number three Park managers, a maintenance managers. They are rude and they talk to you like your peon. They do that to me too and the tenant within the same park I live in so at first, I didn't believe it, but it does happen. I've been in the office when they Yell and scream and belittle the tenants number four land shifting issues under chapter 90 if the home does move and the line is shifting because of that the park is responsible and at the same time the park should be responsible to resolve the issue, like putting up a retaining wall to prevent the land from sliding a lot of the parks I go to they won't do anything about it and people have to pay the tenants that is \$10,000 or more to re-level their home and they still gotta re-level it again because the land is still shifting

number five annual home inspections there is a lot of favor that goes on and They get on other people to clean up but not other people once the 30 days has passed In The Park doesn't do anything there's not much more can do but then other tenants that are being harp and cleaning up the yard or whatever it is on the inspection, they have to do it in eight tenants think that's unfair number six tenants committees there are parks, especially the one I live in says we cannot form a tenant committee under chapter 90 we can if you form a committee you are threatened by the park that you will be evicted because you're a troublemaker and they'll find causes to get you evicted and last one that I can think of is the trees when the park has these trees and they fall on people's homes they say they're responsibility attendance and it's not chapter 90.72 790.740 pacifically says that the park is responsible.