Please do not pass this SB611 bill. It would put so many landlords (if not all Landlords) out of business. Landlord/Owners have large mortgages, always increasing property taxes & insurance, and all the service providers (landscapers, handyperson, contractors, appliance manufactures, roofers, plumbers etc.) have all increased their hourly & project quotations. Much more than 3-5 percent. For example, roof would normally be approximately 8-10,000 is not $12-15,000. Landscapers have drastically increased - to cover their gasoline, labor &material overheads. Their insurance and property taxes continue to increase too. Most Landlord/Owners conservatively saved their salaries, worked multiple jobs to have some 'reserves' so they could purchase a multi-family or single-family investment property - struggled, did without, to accomplish future retirement income. We all know social security does not keep anyone afloat, and everyone needs to evaluate methods of earning additional income. Having rentals, provides a short-term hurt and a long-term passive income opportunity. There are good Landlords, there are not so good Landlords. There are good Tenants, there are not so good Tenants Most Landlords take pride in their buildings and units and are constantly improving them. Upgrades, repairs, tenant accommodations. Many lack-of-tenant- care repairs are extremely expensive - flooring, appliances, landscaping, windows, screens, fences, shower/bath tubs, shower enclosures. Having to repaint, repair, advertising, review applications, property tours all cause Landlord/Owners to lose time in-between tenants - with the processes that are being purposed, often 3-5 months lost. Pet damage, smoking damage, fire damage, people damage - there is no way Landlords/Owners can absorb all the loss and expenses and remain in business. If Landlords/Owners have Tenants that are not following their lease terms, we have a right to ask them to leave. The state has no right to tell us how to run our business, and establish that we have to pay to have the tenants depart. If they don't depart, we have additional legal eviction and court expenses on top of the funds you are requesting. If you have an employee that is not doing their job, you have the right to fire them - with no penalty - why are you asking Landlord/Owners to accept tenants that are not preforming to their lease terms or pay them to depart, a penalty. This could cost the Landlord/Owner $4000-6000 per unit in penalty, release of deposit (not allowing for any damage/repair reimbursement), 90 days stay, and no guarantee they'll pay their rent (they no they don't have to - and can use the penalty/move-out funds for what ever purpose they deem necessary. The City or State should allocate a special funds department and subsidize the tenant, to help them move. If Landlords/Owners are happy with the Tenants, they don't ask them to leave (they love having no vacancies). It's only when the tenant is not cooperating, the Landlord/Owner needs the property back for their own use or the property is for sale -

that the Tenant is asked to depart. Often, tenants lie on their applications (no animals, no smoking, no unregistered weapons, eviction history, arrest records) We can only learn/verify so much these days and often have to also go with our gut. For example, their application says they are not smokers - but they show up to tour the property or pick up the keys and you can smell the smoke on them. Or they say they have no pets. Landlords/Owners can not maintain their business or rentals - we'll have to sell and/or close the doors. For any business to remain afloat, there has to be profit, to keep the doors open. Tenant advocates are doing everything they can to provide low income housing - that is not a Landlord/Owners responsibility, that's the City/State responsibility to budget for and allocate for homeless. Tenants have advocates. Landlord/Owners do not - they have to hire lawyers