



March 26, 2024

RE: Opposition to House Bill 7960

To the Esteemed Members of the House Judiciary Committee,

As your constituent, and a member of the Institute of Real Estate Management (IREM) an institute for property and asset managers, providing complete knowledge to take on real estate management's most dynamic challenges, I urge you to oppose House Bill 7960.

The reasons for opposition are as follows:

**Just Cause Evictions (Bill 7960)**

Restricting a housing provider's ability to choose not to renew a lease agreement is a very dangerous proposition. Both parties agree to the relationship at the beginning of the term and both parties should be able to decide if they want to continue with an agreement at the end of the term. That is what makes a fair and equitable environment. It is the duty of the housing provider to provide decent, safe and sanitary housing for their residents. By limiting a housing provider's ability to take actions to control the environment, tenant on tenant conflict will rise. Responsible tenants will become increasingly frustrated with what they see as the owner's inaction to deal with problem tenants and maintain a peaceful setting.

Unfortunately, a resident who becomes disruptive or problematic in the community often becomes emboldened knowing that there are fewer consequences and contentious interpersonal interactions will increase. Liability issues, lawsuits and crime will increase on the property leading to increased legal expenses for the housing provider. This will have a trickle-down impact on the already high cost of housing.

For these reasons, it is requested that you oppose this bill.

Thank you for your consideration.

Sincerely

A handwritten signature in black ink, appearing to read "Jason R. Palermo". The signature is fluid and cursive.

Jason R. Palermo  
Vice President of Property Management  
Ferland Corporation