

## **I'm Against HB 0478**

I'm a landlord/ property manager for 10 properties. I've been working very hard to keep the tenant in the rentals, or even reduce the rent for people who lost jobs. I still have all the bills to pay, including taxes, insurance, utilities, repairs, rental licenses, inspections, and mortgages. **I have already lost substantial income during this pandemic. In return, I expect the city/ state/ legislators to shoulder its responsibilities as well.**

I'm very much against the fee increase. This will only make the already difficult situation even worse. Instead, the government should improve it's efficiency. For example, I've submitted written request to put my tenants' name on Baltimore City water bill back in September 2020. This way tenants can request for certain discount due to senior citizen status or income loss. After five (5) months this has still not been completed! What kind of efficiency is this? There are other examples like this. **Please improve the government efficiency first instead of adding more fees to landlord.**

I'm also very much against the prohibition of landlord collecting the filing fee from a tenant. Even though in reality the landlord won't be able to actually collect this kind of fees because tenant is already behind, I'm still very much against this proposal because it's **demoralizing. It's a matter of principle!**