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**From:** Patrick James [REDACTED]  
**Sent:** Wednesday, February 06, 2019 7:03 PM  
**To:** HSGTestimony  
**Subject:** HB5713, SB54, and HB5712

Dear Housing Committee,

I am writing this evening to voice my opposition to HB 5713, SB 54 and HB 5712.

As a Realtor, and a broker, my primary concern before all others is safety. My and my families personal safety, the safety of my clients and their families, the safety of my clients property and possessions, and the safety of my clients other tenants.

These 3 bills currently being considered, have the potential to compromise the safety of all parties I mentioned above.

Taking away the rights of landlords and brokers to screen potential tenants criminal history and make their own decisions based on their individual circumstances will almost certainly have vast consequences, and is not the right thing to do.

Many people make criminal mistakes in their lives, learn from them, become a better person and go on to be a positive contributor to society.

Many people also make criminal mistakes in their lives and keep making the same "mistakes", over and over again.

The state should leave this decision up to the individual landlord.

Before you make a decision on these bills, I would like you to consider the following:

You, own several multi family homes.

This new law is implemented, and in the following year, you end up renting a unit to a sex offender in a house with 6 kids living there.

You also end up renting a unit to someone who was convicted of assault with several single women in the other units.

And you rent another unit to someone who was convicted of larceny or robbery when there are senior citizens with disabilities less likely to be able to defend themselves in the other units.

Would you be happy with those decisions you were forced by law to make, and would you have a clear conscience if anything happened to any of your other tenants- children, single women, or disabled seniors as a result of your renting to the individual you were forced to rent to.

Thank you for your time.

Respectfully submitted,

Patrick James  
Principal/Broker