

From: [Susan Monheit](#)
To: [City Clerk](#); [Kevin Carroll](#); [Kevin Haroff](#); [Catherine Way](#); [Scot Candell](#); [Gabe Paulson](#)
Subject: STOP Rent Control and Eviction Laws in Larkspur
Date: Wednesday, March 15, 2023 11:57:45 AM

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Dear Mayor Paulson & Councilmembers,

I strongly urge the Larkspur City Council to listen to its community of local housing providers and put an end to the discussion of adopting punitive, unnecessary policies that will affect both housing providers and their residents.

I am a housing provider in Tiburon. During the last three years since COVID, I lowered my rent \$1000 per month because my tenant, a single mother with 2 kids, had to try and reinvent her business online. I wanted to provide a stable place for her two kids to finish high school, without having to move.

Rent control laws and eviction protections tie my hands from being able to be generous, and compassionate. I could not afford to lower my rent in this dire situation, if I feared I would not be able to raise the rent back up to where we started 3 years ago, or ever achieve market rate.

In fact **rent control compels me to raise the rent every year.** It makes me screen my potential tenants extremely carefully, because I cannot afford a tenant who would default on rent or stop paying, especially if they are protected, and I could never get them out. I rely on the rental money to live, take care of my family, and fix and maintain the property.

Also on the horizon, as I get older, is to move back to my one-story house. It would be criminal to prevent me from living in my own house, or having to take 6 months of my pension to buy out a tenant.

RENT CONTROL AND EVICTION PROTECTION MAKES THINGS WORSE NOT BETTER. Please don't move forward with these laws in Marin.

The ramifications of rental regulations on housing providers will drastically reduce the availability of much-needed rental and affordable housing in Larkspur.

There is no sufficient data that shows that Larkspur needs to adopt new, strict rental regulations. We do not need to add layers of regulations and bureaucracy to California's existing Tenant Protection Act (AB 1482).

Sincerely,

Susan Monheit
Ethical Marin County Rental Home Owner

Tiburon, CA.