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**From:** Karen Fitzgerald [REDACTED] <[REDACTED]>  
**Sent:** September 16, 2024 11:48 AM  
**To:** Office of the Legislative Counsel  
**Subject:** Bill 467

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Hello,

I'm writing about my concerns with Bill 467 as well as the extended rent cap. This bill seems to focus on corporate landlords, which is leaving small "mom and pop" landlords struggling.

My personal insurance and property taxes have both doubles over the last 3 years. My 3 bedroom semi is being rented at \$1000/month, which is breaking even only because there is no mortgage on the property. Any issue or maintenance and I'm instantly at a loss. the 5% cap does not cover nearly enough of the increasing expenses.

Please don't lump in small land lord business with giant corporations. We don't have the financial backing. We are unable to make ends meet. There are no incentives to keep rent low, and are stuck at operating at a loss with good tenured tenants.

Karen Fitzgerald