

Dear Members of the House Local Government Committee,

As the President of Four Star Realty & Property Management, a company responsible for managing dozens of properties in Colorado, I understand well the challenges that people face in their search for housing.

In addition to obvious concerns about finding housing that is affordable, it can be tough for many people to find a place that accommodates all of their needs. For some, this means finding a place with a suitable wheelchair ramp. For others, it means obtaining an apartment that allows their child to remain in the same school. Needless to say, regardless of someone's particular situation, this process can understandably take a bit of time.

For these reasons, I strongly urge your support for Senate Bill 245, which would expand the notice given to month-to-month tenants before a rent increase or a request to relocate, from 7 to 21 days.

Reciprocally, seven days is not sufficient for a landlord to prepare, advertise, and fill a vacant unit. This bill would help everyone, and on behalf of Four Star and the community we serve, we are proud to lend our support. We respectfully ask for you to vote "yes" on Senate Bill 245.

Thank you for your time and consideration.

Regards,

Caldwell Sullivan
Principal
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