

Hosain Alam

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**TESTIMONY IN SUPPORT OF THE HOME ACT, BILL 16-23;
AND IN OPPOSITION TO THE 'ANTI-RENT GOUGING' BILL 15-23**

Dear members of the County Council,

My name is Hosain Alam and I am a District 5 resident and a small landlord. I am demanding that the Council pass the HOME Act (Bill 16-23), which would cap rent increases at a reasonable 3%, and reject Bill 15-23, which would raise rent by 8% plus inflation.

I have lived in Silver Spring for more than 22 years, and my wife and I also own a single-family home in Prince George's County which we currently rent to several tenants. Most of our tenants have been living in the house for 8 years. Most of them work for Walgreens and KFC, and one of them is a retiree. They almost always pay rent on time, except if there is an unavoidable emergency, and in this case we waive the 5% late fee as an act of compassion.

We have not raised the rent for the past 5 years. And during the past 8 years, we have raised the rent only once, after we renovated the kitchen and the bathrooms. Over the years we have managed to have a fair and reasonable relationship with our tenants. We have convinced them to help us maintain the property by reporting potential repairs in a timely manner. We also allow them to make small repairs, and reimburse them for the expenses that this incurs. This relationship, built on mutual trust and cooperation, has evolved into a human relationship, to the extent that some tenants have designated us as their emergency contacts. There were times when we received calls from medical practitioners, updating us on a tenants' well-being, which is very important to us. We understand that tenants need a place to live, work and have a good night's sleep. And we know that when tenants have stability in their lives, we as landlords also secure a reliable source of income to pay the mortgage, which is exactly what our experience has been.

I am providing this testimony to share my experience about what the landlord-tenant relationship should be. We do not need the rent increases that Bill 15-23 would allow. The 3% cap in the HOME Act is more than reasonable, as it allows for reasonable exceptions for capital improvement, which means that landlords who have been acting as I have the past 8 years should have no problems under it. I believe the act will lead to a win-win situation for both tenants and landlords and I demand that the County Council pass the HOME Act immediately and reject Bill 15-23.

Sincerely,
Hosain Alam