

# 16<sup>th</sup> Avenue Apartments LLC

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March 11, 2014

Representative Doug Isaacson  
Alaska House of Representatives  
Alaska State Capitol Room 13  
Juneau, AK 99801

RE: HB 282 – “An act relating to the rights and obligations of residential landlords and tenants; and relating to the taking of a permanent fund dividend for rent and damages owed to a residential landlord.”

Dear Representative Isaacson,

Thank you for taking the time to draft changes to the Residential Landlord and Tenant Act. As a residential rental property owner and landlord I appreciate the updates you’ve suggested and look forward to their being accepted.

I’m particularly encouraged to see a definition of ‘normal wear and tear’, as this can be difficult for the average person to determine and explain to someone else. One person’s ‘normal’ is another person’s damage.

Another update I’ll look forward to is the one related to limiting the number of persons in a dwelling. Units are sometimes occupied by many more people than they were intended to house, without a clear ability to limit or control the number within the law, the unit can become unsafe.

Representative Doug Isaacson  
HB 282  
March 11, 2014

The revisions I saw in your Sponsor Statement will add protections for landlords and tenants that are long past-due, thanks again for your time and attention to making our communities stronger and safer.

Sincerely,



Cathleen Hahn