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Good morning Housing Committee. I am in favor of this bill . I am also hoping to insert some clarity language into this bill by saying Owners can only raise the rent once a year. Not sure where but it would be very helpful .Under mediation some clarity about 51 %. For example.My park has many different rents.From 600 to over 800. If the owner give all tenants a 30 dollar rent raise? Some may be under the CPI plus 1 and some may be over. So 51 percent of all,some,etc? Tenants are already at a distinct disadvantage. Owners bring lawyers and intimidation factor by just walking into the room.Please take the guess work out so it is in writing. Please consider my thoughts in workshop.