

Should BH 4001 pass the negative effect on the entire housing industry in the state will be devastating. Not only will it mean fewer residences for Oregonians to live in (never mind the homeless), but will cost the state a great deal of money. Landlords will follow the law to the letter and will still have people not paying rent/or damage the unit, and will have to serve terminations. To my understanding the state helps these terminated renters by picking up costs to relocate them. Why the state uses tax payers monies to do this, when we have umpteen, sad, homeless people that need a place to sleep. Landlords never receive compensation from anyone, never mind the state, when a tenant destroys the rental unit they are vacating. My Personal experience with just one HUD renter cost my husband and I \$4,000 -- removing of trash, painting, flooring, etc., as well as no income from the destroyed unit. This was just one of several over 33 1/2 years being in the business.

I do hope you consider the consequences that this bill will bring about. Smaller landlords (like myself) especially will seriously consider removing themselves from the business. Investors will not consider housing construction on a no return project. How about the loss of jobs and wages to their employees? Endless consequences!!!

All you good souls, who serve the people of our state, must seriously think this through. God Bless you all for your dedication.

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