

January 26, 2016

Representative Gene Whisnant  
900 Court St. NE H-471  
Salem Oregon 97301

Subject: HB 4001

Dear Representative Whisnant,

I am a landlord in Oregon and have become aware of HB4001 and I have a number of concerns regarding this bill and the negative impact (if passed) it will have on me and other landlords. I have seven homes that are rentals and have been a landlord for over 15 years. This bill does not begin to address issues that landlords have to deal with and is written only to benefit tenants. It also does not take into consideration issues between tenants that landlords have to deal with.

Being a landlord is a business and as such, making a profit is part of any business. I have seen both the lows (subprime lending) and the highs of being in the rental business. I have some tenants that have lived in their rental home for over 10 years. If this bill passes, I will seriously need to evaluate selling the rentals and taking advantage of the increased property values. I have talked with other landlords who say the same thing. This bill (if passed) will only decrease the number of rentals available as homes are sold and become owner occupied.

Please vote no on HB 4001. Thank you for your time and consideration.



Maxwell Perkins

P. O. Box 1608

Bend OR 97709

503-704-4586