

My wife and I are landlords of nine residential properties, two duplexes and five single family homes, in Southern Oregon. I am opposed to the new restrictions placed upon me under HB2004. We have worked hard to build these assets as our retirement income.

We do not make evictions on an arbitrary basis, but only on conditions created by the tenant. The most likely reason we will terminate is due to the tenant violating the terms of our tenancy by creating damage to the home. Most often this is pet damage and or violent acts as a result of drugs or alcohol. To burden us as landlords to make these evictions via the court system is costly to us as well as to our over burdened courts.

The decision to keep our rentals is purely monetary. The more restrictions placed upon us will only lead us to selling our homes as they become unprofitable, creating even more of a rental shortage in Southern Oregon. I can tell you that currently we make much less than the guaranteed ROI on State of Oregon PERS investment.

Please review the LCDC goals to provide affordable housing in Oregon. This restriction, and others proposed by this legislature, are in direct conflict with this goal.

Sincerely,

Clint Hennings