

Subject: Hearing on HB2004

Oregon State Representatives,

I have been a landlord for almost 3 decades in Oregon and prior to that for 10 years in California.

House Bill 2004 puts an unfair burden on rental property owners in a number of ways. It is bad enough that we now must give 60 days notice to remove a bad tenant that is causing grief and unreasonable living conditions to all the other tenants within that complex. Now you want to increase that to 90 days and make landlords pay for relocation expenses.

It is hard enough to remove tenants that continually abuse all those around them, who don't pay in a timely way if at all, destroy the apartment, have the police showing up at all hours etc. and we end up loosing our good tenants who simply don't want to live near the trouble for additional months. I know this because it has happened to me.

This Bill would exacerbate that situation and cause a loss of revenue and undo hardship of the property owners over and above repairing damages that far exceed the security deposits.

Additionally, this Bill will make it very hard for landlords in poor Counties like Josephine County where it is already a real challenge to find reasonable tenants. Example: I have only been able to raise the rent in my building once in

20 years due to the over saturation of rentals and the severe lack of family wage jobs. We were going to try to sell but the real estate market plunged and has not yet fully recovered. How much do we have to take?

House Bill 2004 seems to be a knee jerk response to someone in Portland that evicted a large number of tenants without cause and the subsequent anger that ensued.

Respectfully I ask you to please kill HB2004 in its entirety, its unfair, its financially harmful to property owners who are just beginning to get their legs back under themselves after getting hit in the financial crisis. Please at least leave out So. Oregon that simply does not have the revenue or jobs to sustain with this unreasonable and harmful Bill.

Thank you,

David Maxwell
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