

To Members of the Oregon Legislature

House Bill 2004 essentially takes private property and transfers control to the tenants. I own (as an individual) two single family residences in Bend which I rent. One of the tenants is an elderly person, and the rent is substantially below market. In addition, I am responsible to property taxes (which go up every year and I can't control) as well as maintenance, including significant unexpected maintenance due to the heavy snows this winter.

Providing relocation assistance is an unreasonable request. Someone could desire to rent a property for a short term (for example while remodeling their own residence. Consider the case where the remodeling takes longer than planned. If the landlord desired to move back into their own home then the landlord would be required to provide relocation assistance for the tenants to move back to their own home.

While this bill may have good intentions, it is bad policy, and will likely have significant unintended consequences for tenants.

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