

To Whom this concerns;

Our response to HB 2004:

As a 10 + year landlords in Oregon (my husband and I); HB 2004 would violate our ability to control my business and our property. If the tenant is given such a lopsided advantage to control how I manage for the welfare of our property, our business and for the good of all my tenants and to do business; I may as well disengage my properties from the pool of providing housing.

My fears are to both the tenant and landlord. I see the 'us' / 'them' only widening and becoming more hostile. As a landlord, I feel that if my properties are not in my control for the good of both my tenants and my business; I may not engage to do business. I feel that this bill and the future forgets and takes for granted and advantage of the extension of a landlord's hard work, money, time, headaches, and properties to assist in providing housing to those who either cannot purchase a home and/or choose not to. In taking for granted the product and service we provide thru these measures taking control and lopsiding the abilities of the Landlord.

As a landlord in business, my husband and I now 60's are trying to keep afloat and have physically endured - sacrificeing our personal lifestyle to keep ahead in times like the recession (those were hard times for landlords to keep ahold of properties and we sacrificed our lifestyle and endured). We worried, lost sleep and worked very hard to keep our properties and to keep them paying for themselves.

My husband and I by landlording are trying to create a lifestyle and retirement (someday) in which we can take care of ourselves in our elder age and not rely on the system. This helps all.

This bill for us as landlords, creates a nightmare that could very deeply affect financially our ability to make sense of landlording as a business that provides for us and the welfare of our customers. If I have to give a tenant 3 months notice because I want to take care of my property, update it, have to sell it - and that tenant has the ability to give me only 1 months notice and walk away creating a 2 month unaffordable nightmare for me as landlord that; while possessing title to the property pays all the bills when there is not a tenant. I feel this bill assumes that all landlords own their properties outright and have lots of loose cash to pay tenants 3 months rent if???

The only way to assure that I will have \$\$ to cover this instance is to collect more from the tenant and/or get out of the business. I cannot think that this is a good situation for the 'state' of affairs where there is not enough housing in a lot of Oregon.

What I fear about this bill is that it provides a platform that now creates an 'us' - 'them' future and appears very lopsided to an unfair financial and legislative advantage that may actually, backfire from one intended purpose to another unintended consequence.

As a landlord, I feel this bill takes away my ability to control my property, to keep my property a safe and healthy environment without incurring expense that may ruin my future financial ability to keep my properties as such. It creates such nightmare of confusion and creates work for lawyers.... I question staying in business that helps to house others that choose not to buy for themselves and or cannot.

Thank You for your time in reading this; Please do not vote for this bill if you care about the future of affordable housing and available housing.

Thank You, Kelly Esterbrook and Jim Terhaar

Property Owners that provide housing