

To the legislative committee members of House Bill 2004:

As an owner of a significant number of rental properties in Bend, I feel strongly that House Bill 2004 is unfair and lopsided. Why should tenants have more rights to a property than the person who owns it? This bill could bankrupt the property owners who have taken all the risk of owning the rental property. The property owners are the ones who invested their hard earned money in the properties. The property owners are the ones who have maintained the properties by replacing, repairing, cleaning, painting and landscaping. The property owners are the ones who pay the property taxes. The property owners are the ones liable if there are any problems with safety. The property owners are the ones who are stuck with the cost of repair if a tenant destroys the property in some way. The tenant has very little liability for these things compared with the owner.

Many of the properties we own in Bend are for low income tenants. We care about our properties and about our tenants. We make sure the homes are well-maintained and safe. Our property manager makes contact with the tenants and/or properties on a regular basis to make sure everything is maintained appropriately. When a tenant moves out of one of our rental properties, the house is cleaned from top to bottom, necessary painting and repairs are made and broken items replaced so it is in good shape for a new tenant. If this bill passes, we may not be able to afford to own them any more and may have to sell them, taking low income properties off of the rental market in Bend.

I strongly urge you to vote NO on this unfair bill.

Respectfully submitted,
Mary Palaniuk
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