

Thank you for allowing me to voice my concerns.

My name is Michael D Kay, address 16885 SW 126<sup>th</sup> Ave King City Oregon. I own a 56-unit apartment complex in Sherwood, OR. We are a family owned and operated complex.

The proposals made in House Bill 2004 totally remove any control by the landlord to protect his property from undesirable tenants. It turns complete control over to the tenant.

Forcing the landlord to offer a tenant a new lease, leaving it up to the tenant as to whether the tenant wants to renew the lease, and if they don't renew they can go month to month. You are turning the complete control of who lives in a complex over to the tenants. The next thing is to have the tenants decides what they feel is right to pay for rent.

I agree that the laws need upgrading but they need to be set up with equality for both the tenants and the landlords. An example is the fact that a tenant can give a 30 Day No Cause at any time during a tenancy but the landlord must give a 60 or now potentially a 90-day notice, just how equitable is that? In addition, having been involved in the rental industry for over 50 years, when a tenant gets notice to move thy become angry and destructive. I am not sure how many of my units I have had to do major repairs because a tenant was PO'd.

My request is that this bill be rewritten under the supervision of a committee of both landlords (not property management companies) and tenants (not home owning tenant advocates), so that it becomes a useful tool for both parties.

Thank you for your time.

Michel D Kay