

Hello,

I am a small business owner in Salem and my family and I are the owners of a handful of single family residences in the Salem area. I urge you to vote NO to HB2004 or any other bills currently being discussed which changes current landlord tenant laws.

Most of the homes we have owned for over ten years and many of our tenants/residents have been living in these homes for the entirety of the time we've owned them. We offer nice, well cared for homes, at fair or often times below market value. Many of our homes currently rent (all 2-3+ bed and 1+ bath) rent for under \$900 a month.

These homes are long term investments for us and in many instances we lose money each month as our costs associated with mortgages, maintenance, and management comes at a higher cost than we currently rent them for.

Laws currently being proposed place an unfair burden on homeowners. Homeowners which have made significant financial investments (including large property tax bills + income taxes when profitable) and investments in our communities. Additionally, while the changes proposed appear at face value to assist tenants, in the long-term will often hurt these very people you are trying to protect. Laws currently on the books adequately and equitably protect both landlords and tenants.

Thank you for your time and again, please vote NO on HB2004 and any other changes to landlord/tenant law.

Regards,

Scott Manning
Salem, Oregon