

I would like to voice my opinion **AGAINST HB 2004**. I think that it will do much more harm than good.

I am a former Oregon resident who now lives in California. I have had single family rental properties in Salem since 1986. I am retired and depend on the income from these properties for a large portion of my retirement income.

If this bill passes, I believe that the long term effect will be to **reduce the amount of available rental housing** in Oregon. Small owners like me will sell their rentals and redeploy their assets elsewhere. In my case the money would not be reinvested in Oregon. Potential rent controls and tenancy controls that could result in perpetual leases controlled by the tenant that the owner cannot get out of are too dangerous to risk my retirement there.

Those controls would be great for tenants who are already in a housing unit, but would make it much harder for new tenants to find housing. Actually that isn't even quite true. With rent and tenancy controls, the owner would be forced to contain his costs by deferring repairs and maintenance. This would be a big negative even for the tenant who has been able to lock in a lease. Look at San Francisco if you want an example of how disruptive housing and rent controls can be.

Elimination of the "no cause" termination will hurt tenants as well as landlords. In many cases the landlord is doing the tenant a favor by doing a no cause termination, rather than going through the termination for cause process. If the tenant is evicted for cause he may lose benefits, such as section 8, and will also have a much harder time finding a new place to live.

My property manager has evicted tenants for no cause, when they could clearly have been evicted for cause. But I have never terminated anyone just to raise the rent.

Also, eliminating termination without cause could make needing to sell a property into a nightmare. The same could be true if someone wanted to move back into their own house, which they had been renting out. I have a friend who is currently dealing with that in San Francisco. She wants to move into her house, but the city won't let her evict the tenant.

Rent increases make good fodder for sensational news stories, but the other side of the coin is never presented – expenses. One of the main reasons that rents have gone up so much recently is that the cost of buying and maintaining real estate has also gone up. Real estate prices have gone up a lot, which means that either rents must go up accordingly, or the inventory of available rentals will shrink.

Please DO NOT PASS HB 2004.

-Gregory Olsen