

Dear Representatives,

Having grown up, and now running my families rental properties, I would request your attention to HB-2004, and request that this bill be defeated before it ever gets started.

Having dealt with rentals for nearly 40 years myself, losing the use of NO CAUSE EVICTION NOTICES, and the attached extra regulations, would hamper operation of our rental business. We have not had to use this type of notice on many occasions, but some instances do require asking tenants to vacate the premises without an explanation. It is already a two to three month wait, in the event of an eviction to get tenants out of a rental property with the existing rental laws, and the overburdened court system. Adding more to this makes an already bad situation worse.

As it is, there are so many rules and regulations in favor of the tenant, that it makes it hard to comply sometimes without fear of reprisal in the event of an unhappy tenant. To tie the hands with unreal mandates goes against everything that I believe in, in a free market, which rental housing has always been, and should continue to be.

I feel that rents in the Portland area, have gotten completely out of reason, and could see limits on rent increases when they are beyond any reasonable amount. The proposals of HB-2004 go beyond commonsense, and can in no way be justified. It is sometimes very hard to find good tenants, and taking away commonsense applications make no sense.

HB-2004 is taking away the rights of the Landlord, and or property owners, and completely tying their hands for some circumstances. I am all for fair housing rules and regulations, but the state, has no business in hampering, and mandating how property owners should or can handle their properties. This is a blatant takeover of personal property rights, and the freedom of ownership for those of us who have worked years to have available properties, and properties that supply homes for people in need of housing. The majority of landlords or owners of rental properties that I know, take great pride in their homes, and make every effort to have nice properties, and keep good tenants. All this proposed legislation does is make the rental business harder, and much more expensive to manage and own. Why does government always seem to add, instead of taking away complex and unneeded rules and regulations.

**Oregon should have a bill, that whenever there is a new law passed, that two existing laws be taken away. Some of you might consider legislation towards this idea, rather than burdening with more and more laws, that we have never needed in the past, and don't need now.**

Please vote NO on this ridiculous bill, and save the property rights of rental owners and managers.

Respectfully yours,

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