

## HOUSE BILL 2004 - OPPOSED

I understand the shortage of affordable and available rental housing due to increased number of people moving to Oregon, the recent downturn in the economy, coupled with general population growth. **However, this 'crisis' CANNOT be the sole responsibility of the owner/landlord.**

Contrary to what tenants apparently believe (and the law makers proposing this bill), **all landlords are not wealthy and cannot bear the burden of the proposed increase to landlord costs. It is totally unreasonable to require landlords to "pay" tenants to move and to not have the option of a no-cause eviction.**

There are many circumstances where a no-cause eviction is appropriate and necessary. Such as, the owner of the property needs to move back into the property. The property is unsafe and/or in need of major repair and needs to be vacant in order to do the repairs. The owner needs to sell the property due to their own financial hardship. Etc. etc. etc.

Who is looking out for the home owner's rights and expense?

- Does the tenant help the landlord when they leave the property with damages that supersede their deposit (not usually)?
- Does the tenant pay for damages their "companion pet" caused (not usually – and we cannot require a deposit)?
- Does the tenant help pay the landlords legal costs when the "companion pet" injures someone and the companion pet is a breed not allowed/recommended by the landlord's liability insurance carrier (no)?
- Does the tenant pay for renovation costs after the tenant has used the house to produce or grow drugs (not usually)?
- Does the tenant take the risk or suffer financial loss in a downturn in the economy when property values of a house decline by 20-40% (no)?

My husband and I both work full-time jobs to support our family. In addition, we both work 2<sup>nd</sup> jobs to save money for retirement – one of those avenues is to own a rental house. We do not have the additional funds required to continually support the new laws imposed on landlords.

There has to be an equitable exchange between Landlord and Tenant, and House Bill 2004 is not equitable, reasonable, or warranted.

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