



MLM Investment Properties
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Salem, Or. 97304
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March, 2, 2017

Re: Testimony AGAINST HB 2004

To: State of Oregon Legislative Body

Please submit the following as testimony into the records.

I strongly urge all House Members to vote Nay on HB 2004. This boondoggled legislation is flawed in a myriad of areas. If passed, HB 2004 would provide additional impediments that will discourage small investors and private landlords from investing in the State of Oregon.

Additionally, HB 2004 if passed, will further muddy our already overburdened judicial system. HB 2004 does not provide sufficient, equitable avenues for remedies in an ever changing housing market.

Oregon is a State of broad diversity; a colorfully painted canvas with a smattering of metropolitan areas encompassed by numerous broad-stroke brushes of small hamlets and burgs. HB 2004 would have severe, negative consequences on the vast majority of Oregonians.

As a 65 year old male, a fifth generation Oregonian, and a real estate investor who has ridden the roller coaster rise and falls of the housing market for over 45 years, it is important to remember... all things are cyclical in nature and commerce. HB 2004 does not allow for the ups and downs in the market place.

I strongly urge AGAINST passing HB 2004.

Regards,

Mike Manning

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