

Thank you for accepting testimony regarding HB 2004. Since you've likely received considerable feedback on both sides of this issue, we'll briefly express our opposition.

We are a small property owner with a four-plex in Redmond. Our goal has been to provide safe and reasonably priced housing even in a rapidly increasing market. In our 10 years of owning rental properties, we have only raised rents twice (outside of tenant turnover). We have experienced multiple tenants who have fallen behind on rent or ultimately chose to leave because of non-payment. We have never evicted a tenant, instead we reach a mutual conclusion to a difficult situation.

Last year, when the emergency law was passed regarding notice for rent increases and further limitations, we believed it was a reasonable compromise. If additional steps were needed, discussing them at that time rather than further restrict a free market once the emergency bill was passed would be reasonable and prudent.

HB 2004 would cause us to *increase* our rents in preparation for rent controls. In addition, we would be forced to provide "evictions with cause" something that will hinder tenants who need to move elsewhere.

We ask that you consider the impacts to those whom you are intending to protect. Many small landlords are already looking out for those less fortunate and are doing so on a tight budget.

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Respectfully submitted,

Jeff Antrican
Felechia Justice