

To Whom It May Concern,

Please accept my opposition to HB 2004. As a landlord I struggle to make my rental house profitable as it is, with taxes, accounting, proper maintenance, insurance, etc. Not to mention how burdensome dealing with difficult tenants and the previously mentioned issues are. My equity in my rental house already would be more productive in the stock market, and much easier to deal with. If I understand properly, HB 2004 will make this fact worse, and would even penalize me for selling my property or moving back into it, by hitting me with tenant moving expenses. The more you tamper with supply and demand, the more unappealing you will make the rental housing industry. HB 2004 will cause me to raise rents by whatever means necessary to recover its additional costs, and it is already tipping me over the edge to get out of my property. If others follow, you will increase houses available for sale (reducing prices) and thus reduce houses available for rent. Both of these trends will hurt the lower income citizens of the state that cannot afford to buy. I hope that this sounds as unappealing to you as it does to me.

Sincerely,

Alex Macdonald

Oregon citizen and landlord