

I believe your HB2004 needs to be reviewed and resubmitted with a more realistic set of goals. Goals that benefit everyone involved. Protection may be needed but you are placing the majority of rental owners (many, many Mom and Pops) in a very difficult position with your new and improved rules. At one time I professionally managed almost 400 rentals units for other people.

I currently manage just over 100 units for others, consisting of houses and one to 4 family residential units, that I take care of. In some instances tenants work the system so well that it is virtually impossible and very costly to reclaim and then refurbish the premises. Your HB2004 will be a godsend for those folks that work the system.

I have always been taught to work by the KISS rule. I presume you are all familiar with the KISS rule. It is typically a benefit to all parties when this rule is applied. HB2004 is extremely complicated to read, let alone follow. Implementing what you have written will increase the need for attorney representation for landlords. This new and improved expense will no doubt be incorporated into the rent being asked from tenants you think need protection. The folks that get to pay for this new expense will be the majority of those residential tenants. They can thank you for that. This is similar to the one or two rotten apples in the barrel. It appears to me that someone said, 'Hey, let's just make everyone pay more' because a few property owners in the Metro area went overboard in their management decisions.

I am retiring in the near future so I will not be to impacted to any great extent by HB2004. I have been involved full time, on a professional basis, in Real Estate and Property Management since 1971, in three States. I have been Licensed in Oregon since 1980. From my viewpoint, you folks are on the wrong train. This economy will dissipate as we have seen in the past. I believe you may have heard of the Peaks and Valleys in the Oregon economy? Will you roll back these rules when when the vacancy rate reaches 10% again?? I doubt it. You are making life difficult for everyone involved. I do not believe you will be accomplishing anything substantial, instead you will be digging a hole so deep that you will not recover from it.

Just my opinion...Bob Karcich, Broker

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