

Rosenberg Corey

From: Leslie Roper Green <leslie.green@charter.net>
Sent: Monday, May 01, 2017 2:01 PM
To: SHS Exhibits
Subject: Rent control is wrong for Oregon

My husband and I own rentals in the Lincoln City area. We are both self-employed and consider our rentals our retirement income. Our tenants stay a long time. We have seldom raised rents except during turn-overs. HB 2004-A would impose a one size fits all solution for what appears to be primarily a Portland problem, but it would hurt all landlords, AND TENANTS, in Oregon.

The constraints on landlords are obvious but we feel the unintended consequences for tenants are also negative. By making owning rentals more onerous, it is likely small mom and pop landlords will elect to sell their rental, thus driving the supply even tighter for tenants. By eliminating no-cause evictions you will force landlords to use the for-cause eviction and put blemishes on tenants records that would not otherwise occur, thus making it harder for the tenant to find housing. By imposing a maximum rent increase you encourage nervous landlords to increase rents annually.

This is a bad bill and a bad idea. I urge you to vote NO!

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