

## Rosenberg Corey

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**From:** Seth Light <seth.light@gmail.com>  
**Sent:** Tuesday, May 02, 2017 8:57 AM  
**To:** SHS Exhibits  
**Subject:** HB2004

Please, NO!

As an owner of one residential rental property, a triplex, I am asking you to STOP the nonsense that HB2004 foists upon the majority of rental owners like myself who are trying to secure a financial future for ourselves (i.e. becoming less dependent on government services) by investing in our communities and providing good housing options for others.

I have owned my triplex for 14 years now. I built it from the ground up. I've never taken a dime from the day-to-day operations of it, charging just enough rent to make ends meet and not "go in the hole". My whole purpose in making this investment of time and money is to allow the natural real estate market to raise the value of my property so that when I do decide to sell it, I have capital gains (of course, I'll be paying more than my fair share on that "profit") that will provide for my wife and myself in our retirement years.

Putting multiple restrictions AND penalties on those of us who aren't big land barons, but investors in our communities, is not only WRONG but it will further inflame the tense relationships between landlords and tenants already created by laws on the books. Additionally, HB2004 will not help tenants nor ease the tough housing situation we find ourselves in. When fees are mandated for the 'normal' event of requiring an undesirable tenant to move from your property, those fees are simply going to be passed on to (guess who!) the TENANT. Even on to good tenants! As a property owner, I will do everything I can to prevent losing money on my investment. I don't mind breaking even, but I won't lose money. So, the cost of having to pay a month's rent just to get someone to move out will simply get passed along to the tenants in the form of higher rents and/or higher deposits.

Government regulation has NEVER made anything more affordable. Don't hurt the very people (tenants) that you think you are going to help. HB2004 is bad legislation and won't help alleviate the problems we face in the current housing market.

For the sake of tenants statewide, just say, "NO!", to HB2004.

Thank you.

Sincerely,  
Seth Light  
Sandy, OR