

Rosenberg Corey

From: Glenda Mackie <glendacmackie@gmail.com>
Sent: Monday, May 01, 2017 9:19 PM
To: SHS Exhibits
Subject: HB2004-A

My husband and I have worked hard to pay down our 4 rental cottages that we own in Bend, Oregon. We are in our 60's and my husband is now retired. This rental income will be our only retirement income and we do not feel comfortable investing in the Stock Market as we are a builder family and know Real Estate. We have managed to keep good renters over the past 15years or so, with only a few bad apples (who did do severe damage to a rental) so we prefer to have them on a month to month rental agreement rather than tie them and us to a lease. This has worked well for 15 years and we have long term tenants and do not raise rents on a regular basis, usually when a tenant moves out, we will raise it a percentage, depending on the market, but we like to keep our good tenants.

We are horrified by what you are trying to do to Landlords who rely on rental income as their sole income like us. And to actually try to make us pay to relocate a tenant, seems outrageous. You will be interfering with our small business and our income by passing this law. It doesn't make sense, we should be able to run our business without the interference of legislation. If it becomes too difficult to run our business the way we see fit, then we will sell our rental houses and Bend will have 4 less properties to rent. The houses are located near the OSU Campus and housing is so scarce that there is less than 1% vacancy rate. But if you punish us with this new law and make it so difficult to own rentals, then why bother? The damage that can be done by having a bad tenant in your property and not be able to get them out in a timely manner can be devastating. You are punishing the renters by doing this and scaring Landlords into selling their properties. We are not the bad guys, we give our tenants a nice well maintained home at a reasonable rate and hope they will stay a while, now that will be challenged. We will not have \$4,000 to move a tenant if we want them out, but you know that the tenant will know exactly how to try and get that money out of us. We saw it happen in California to our parents, who got too scared to be Landlords as they got older. If this legislation is to try and stop big developers from taking over apartments, then why don't you separate the law to only affect those landlords who own a lot more units and leave us little guys to try and make a retirement living and not interfere with that.

Glenda Mackie and Mark Francis

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