

Chair: Senator Sarah Gelser Sen.SaraGelser@oregonlegislature.gov

Vice-Chair: Senator Alan Olsen Sen.AlanOlsen@state.or.us

Member: Senator Michael Dembrow Sen.MichaelDembrow@state.or.us

Member: Senator Tim Knopp Sen.TimKnopp@oregonlegislature.gov

Member: Senator Laurie Monnes Anderson Sen.LaurieMonnesAnderson@oregonlegislature.gov

Re: HB 2004

I have been following this new proposed bill and strongly oppose. I was disappointed to find that the public hearing is at 1:00 in the afternoon on a weekday when most of us are at work. And equally disappointed we only got a 2 day notice to try and make arrangements to attend. I hope I can be present in person, but in case I can't, please consider this my voice. Unfortunately, I don't think I can adequately express my passion in writing about this topic.

I strongly urge you to oppose HB 2004 regarding rent control and the elimination of no cause eviction. As a landlord, I have worked very hard to acquire the rental units I have and they are an important part of my retirement plan. I will be retiring at the end of the year and if this bill goes through I (and I'm sure many others) will get out of the rental business as these new regulations would simply make it too difficult and costly to continue as a landlord.

Rent control is not effective and ultimately has a negative effect on renters. As mentioned above, people are going to get out of the rental business and ultimately have fewer rentals available. Landlord have expenses as well that continue to rise. We should not be required to absorb these costs because the government is controlling how much we can charge for our rentals. We are not responsible to subsidize renters, which is exactly what this would be. Just because we have houses to rent does not mean we have expendable money.

Eliminating no cause eviction has me extremely concerned as well. It's already difficult to get bad renters out of our homes and we absorb a lot of costs when we get just one bad renter. I'm sure you've heard horror stories from renters who have been evicted multiple times and the burden it puts on them, but believe me, landlords have far more horror stories. I encourage you to get the whole story. Renters rarely think they are the problem but most of the time are. Landlords always prefer to keep their renters if they are following the agreement because it is very costly and time consuming to search for new renters.

I don't understand how anyone can think it's fair that landlords are required to pay to have a renter leave? Renters have the right to leave anytime they want with no fee and landlords are left with finding new tenants. It's rare that we get a new tenant in without it costing us both time and money to do so. You would be giving all the power to the tenants. And let's not forget that the house belongs to us, not the renter. We should have control over our houses, not the renters.

I realize that there was probably a time where investors were evicting in order to remodel and charge higher rent. This is not the norm, and those days have come to a close since the market is no longer flooded with re-
pose. I heard that the Portland area was hit hard with those evictions, but

instituting regulations due to one area is not acceptable. It would be punishing a lot of good landlords for the actions of a few.

When the controls become too excessive, it takes away our basic freedoms to earn a living and protect our investment. There's no landlord collusion or discrimination going on so there is no need for such ridiculous controls. There are already laws to protect against that. We are simple people who work hard for everything we have. Please don't get the wrong idea of what is really happening with renters and landlords. Don't let the renters convince you they need such extreme controls.

Thank you,
Michelle Barth
3049 Hayden Bridge Road
Springfield, OR 97477
541-517-4212
ron_michelle@comcast.net