

## Rosenberg Corey

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**From:** Brandi Snow <brandi@partnerspropertymgmt.com>  
**Sent:** Monday, May 01, 2017 7:10 PM  
**To:** SHS Exhibits  
**Subject:** HB 2004

**Importance:** High

To Whom It May Concern:

HB2004 has repercussions that have not been fully thought through. We are already in a tight housing market where it's hard enough to find a rental. This bill is going to cause a frenzy of landlords selling their rental properties. Which is only going to shrink the rental pool by drastic numbers. The landlords with a smaller number of rentals, that have been gracious with their tenants rents, are going to see a drop in property value. Less investors will be looking to purchase residential rental properties, in the State of Oregon. Why spend your money in Oregon where you have "NO RIGHTS" as a landlord??

Not to mention the astronomical deposits that are going to be charged, and virtually impossible screening guidelines that landlords are going to impose on any new applicant. The only people who will be able to rent will be the wealthy folks. Granted I see landlords all the time doing things illegally, or unethically, but that is due their lack of knowledge and understanding of the laws. I have spoken to many of my tenants about this bill, and I have not found a single one that agreed with it. I would like to know who it is (other than Portland tenants) that would like this to move forward?

I am a licensed property manager, as well as a renter. I know how hard it is to pick up and move. I know how hard it is to find a new rental. However, that is what pushes a renter to try to clean up their credit, pay rent on time, take care of the rental they're in, and work towards buying a home. What incentive does a renter have to better themselves, if they can be guaranteed a place to live practically at a locked in rate, or very low increase, and if someone asks you to move you'll get to collect a hefty paycheck. Oh, and by the way, if the landlord is unaware, or forgets to pay the tenant on their own, the tenant will potentially get more money. What do you tell the owner that has to sell all of their rentals because they've become ill and need the money to cover medical bills.

I'm just blown away that this bill has gone as far as it has, and yet nobody talks about the other side of things.

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