

## Rosenberg Corey

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**From:** Bob Seldon <bob@seldon.com>  
**Sent:** Monday, May 01, 2017 6:31 PM  
**To:** SHS Exhibits  
**Subject:** HB 2004-A

Dear Legislators:

This proposed Bill would do the EXACT opposite of what you want!

It will encourage many small investors to sell their rental properties – REDUCING the available properties for rent, putting further pressure on prospective tenants to compete for fewer units available!

Landlords typically make approx. 5% to 6% return on their investment in net rental fees – forcing them to pay 3 month's relocation costs, which would average to 25% of a year's gross rents will force them to RAISE rents to cover that new cost!

Being a property manager, I can assure you that some tenants need evicting for the sake of our other tenants, and for the sake of the property and protecting it's value – you are hearing all about the “poor abused tenants”... Well, I am here to share with you – that is not the whole story!

Thank You so much for all that you do, and I pray that you use your head on this one and vote NO – it is a BAD BILL with HUGE UNINTENDED CONSEQUENCES!!!

Bob Seldon

*Bob Seldon*, ABR, CRS, GRI

Oregon RE Broker (Lic#970200207) since 2000

**Bob Seldon & Associates, LLC**

*Professional Real Estate Services*

Sales, Consulting and Property Management

[Bob@Seldon.com](mailto:Bob@Seldon.com) ~ 541-944-2100