

## Rosenberg Corey

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**From:** Tom and Tammy <tsauers@charter.net>  
**Sent:** Tuesday, May 02, 2017 9:18 AM  
**To:** SHS Exhibits  
**Subject:** House Bill 2004

**Importance:** High

I am a property owner with several rental properties. The passage of HB2004 will negatively impact my business. I will not be able to offer my tenants courtesies for violations and/or assistance when they need extra time to pay rent etc. My screening qualifications will be immediately changed to reflect those with higher credit scores and higher income limits when in the past I have provided second chances to those who had fallen upon hard times. I will be raising security deposits and no longer providing payment options for those who needed a payment plan. I have never abused the no cause termination and in fact used it to a tenants benefit so that they would not have a for cause termination and/or eviction that might impede their ability to rent in the future. The unintended consequences of this bill will further exasperate the rental crisis and cause further homelessness in our communities! "For Cause" termination is expensive, especially if you have to hire an attorney to help, with an average cost of \$2000 to \$4000. These costs will be ultimately reflected in increased costs that will be passed on to tenants. I submit my written testimony in opposition of this bill.

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