

Rosenberg Corey

From: Dylan Summers <dylan@TheBellaCasaGroup.com>
Sent: Tuesday, May 02, 2017 10:49 AM
To: SHS Exhibits
Subject: HB 2004-A

Good morning,

As property manager in rural Yamhill county, I am writing HB 2004-A. Despite my sympathy for those suffering under a very tight rental market, I must ask you to oppose this bill.

The impact on my business and my community will be significant; not only will it negatively impact my business and my ability to bring housing investments to our area, it could actually reduce the amount of affordable housing available. Faced with expensive fees to get tenants to vacate a property, our owners may simply sell their units as opposed to renting them out.

Please understand that not all landlords are money-motivated investors looking to take advantage of a hot rental market. Some of our landlords, like many of your more rural constituents, are retirees who use their rental investments as a vital source of income. Others are local working people who only own one or two investment properties, and pride themselves in providing affordable housing to other members of their community.

Ultimately, it is their right of the home owner to do what they wish with their rental property, within the confines of current Oregon landlord-tenant law. The current laws in place exist to protect tenants and their rights, which our certainly important. But HB 2004-A goes too far.

Essentially forcing a home owner to continue to rent their home after a year lease is terminated puts our owners in a very difficult situation. If the tenants are repeatedly violating their lease but curing it as the law allows, our owners will be stuck renting to tenants who cost them financially with no recourse other than to sell or pay them 3 months' rent. Many of our owners can simply not afford to do this, and would rather sell. This in turn will hurt those looking to rent in my community, and will also hurt small businesses like mine who need these investments to operate.

I understand the current housing crisis in the Portland metro area is an emotional one, but this bill is simply too reactionary and does not address the long term, perhaps unintended consequences.

I appreciate your hard work and dedication to our great state. Please do not allow this bill to pass.

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