

Rosenberg Corey

From: Gail Fisher <gailfisher@windermere.com>
Sent: Tuesday, May 02, 2017 12:09 PM
To: SHS Exhibits
Subject: Rent Control

To Whom it May Concern:

I am a senior citizen who owns single family rental homes. My husband and I purchased our properties as a way to provide for our future needs in retirement. I have serious concerns regarding the current rent control initiative for the state of Oregon. My comments in opposition to HB2004A are made only from my personal experience and are not intended to deal technically with the effects of the bill if implemented.

We would like good tenants to stay for many years. It is mutually beneficial to our tenants and to us as landlords. However, we have, on occasion, needed to exercise no-cause evictions. One was necessary due to the return of a disabled veteran family member who needed housing. Another was due to our desire to sell a home in order to avoid capital gains on a home that we had once lived in. Another was related to a family member who lost their spouse and needed to move from out-of-area. In every case we provided more than the notice required by law. The idea that a landlord is discouraged from making no-cause evictions within the terms of their rental agreement by requiring that they pay for the tenant's move is punitive to the landlord and should never occur in a state or country that honors private property rights.

We have had tenants stay in our properties for many years and we have enjoyed a relationship of mutual appreciation for each other. We have rarely raised rents except when tenancies end. Vacancies are expensive, so we have found it beneficial to both parties not to be aggressive with rent increases. If HB2004A passes, we will be forced to raise rents to create a resource for future funding of tenant moving costs.

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