

Rosenberg Corey

From: bgimlin@charter.net
Sent: Tuesday, May 02, 2017 10:59 AM
To: SHS Exhibits
Cc: Sen Gelser; 'Sen.AlanOlsen@state.or.us'; 'Sen.MichaelDembrow@state.or.us'; Sen Knopp; Sen MonnesAnderson; 'sen.ArnieRoblan@state.or.us'; 'Sen.JeffKruse@state.or.us'; Sen Courtney
Subject: HB 2004; Please vote no; This measure is far too unreasonable

Please vote no on HB 2004.

I am a rental property owner in Coos County with 10 rental units. I pride myself on being a good landlord and providing quality rental units (4 houses, 6 apartments) to my tenants. I have a personal policy of not raising the rent on good tenants who pay their rent on time and follow the rules of their rental agreements.

HB 2004 goes way too far in protecting tenants from no cause evictions and penalizes good landlords like myself with extreme economic ramifications. I plan on selling some of my rentals this year, and to have to provide 90 days' written notice along with payment of relocation expenses equal to one month's periodic rent, is unaffordable to me. It forces me to provide 30-day notice to tenants less than one year into their tenancy, and 60-day notice for those who have rented from me for over a year, long before I even list my properties for sale. It will result for a loss for me, and a loss for my tenants.

The provisions for acceptance of a purchase offer is inadequately written. Most landlords already have their own housing and a move into a rental unit as a primary dwelling to meet HB 2004 just doesn't make much sense to someone like me. In addition, even if I don't sell my units, to have to provide 90 days notice plus relocation expenses is unreasonable and unfair.

I recognize that some landlords in some areas with tight rental markets, which we also have here in Coos County, have led to this measure being written. But not enough thought has been put into the practicality of the measure. Overwhelming, landlords are the target. It will only cause me to give termination notices to good tenants immediately in order to protect myself and my financial investments. And to list my properties for sell as soon as possible, as the requirements make being a landlord and owner of rental properties will become far too costly to be worth the effort.

Sincerely,
Barbara Gimlin
P.O. Box 1527
North Bend, OR 97459
(541) 404-0355
bgimlin@charter.net