

Rosenberg Corey

From: Paul Nibur <p.nibur@outlook.com>
Sent: Tuesday, May 02, 2017 1:31 PM
To: SHS Exhibits
Subject: HB 2004-A

I am writing to express my opposition to HB 2004-A. While I fully understand that tenants should be respected and that tenants certainly do have rights, so do owners. I own a very nice rental home in Redmond and have a very responsible property management firm to handle the rental details and the tenants. I'm proud to say that I have very little turnover and take pride in providing my tenants a nice home and a good experience.

Part of what makes owning rental property in Oregon acceptable is that I am able to evict tenants for cause without delay. A delay of 30, 60 or even 90 days in being able to evict a tenant for cause allows an angry tenant to do significant damage and harm to my property. And making me pay to relocate a tenant simply because I have need or wish to do something else with my own property is ill advised.

All I'm saying is this: I live in California, but have immediate family near Bend. I love Oregon and choose to own rental property there, rather than California, because the laws in Oregon allow me to have a fair business relationship with my tenants. California has driven away landlords because the tenant has all the rights and the landlord all the risks. Please do not do that in Oregon. The end result of this ill-advised legislation will be to hurt tenants because people like me will sell and there will be far fewer properties available to rent.

Paul Nibur
773 NW 28th Loop
Redmond, OR 97756