

## Rosenberg Corey

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**From:** Wesley Schomus <wesleys@windermere.com>  
**Sent:** Tuesday, May 02, 2017 3:12 PM  
**To:** SHS Exhibits  
**Subject:** Opposed to HB 2004

I urge you to oppose HB 2004. For the sake of Oregon's tight rental market, this will decrease availability of rental homes by disincentivizing being a rental investment owner. I have personally heard a number of testimonies from investment owners and they are talking about getting out of the rental market because of this. This will greatly hurt tenants. The best thing for tenants is more housing, even "move up" housing. When middle or upper class housing is introduced to the market, people in low and middle move up creating vacancies at all levels. When the market has vacancies, landlords are at the mercy of the tenant to keep their units filled, which all can agree is good for the tenant.

Thank you for considering a past-tenant, current landlord of 32 doors' point of view.

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