

Dear Senators,

I am a small time landlord in the Springfield Oregon area and am very concerned about the house bill that they are trying to legislate that continue to put pressure on how we manage our business. My rents are very low and I appreciate my tenants but legislative rules like HB-2004 may force me to start raising rents unwillingly. With bills like HB2004, many landlords, including myself, may decide to take the rentals off the market and get out of the business altogether.

I do not make much of a profit on these rentals and therefore I am working a part time job to make ends meet. Rentals are a long term investment before profits are truly realized. I have experienced unrecoverable losses due to damage inflicted by tenants. It is imperative that we have the option of a "NO Cause Notice" to remove undesirable tenants before excessive damage occurs.

Laws have already been passed that regulate when we can raise rents or issue a termination notice. I see many negative affects if these bills were to pass. I am asking you kindly to OPPOSE HB-2004. Please feel free to contact me if you have any questions or concerns.

Thank you,

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