

Hello my wife and I would appeal to you to vote no on HB 2004a. We are retired we count on our rent to help us with retirement. We have given many applicants who had marginal past history who were trying to go in a new direction with their lives a chance. We could do this because if the applicant had misled us we we could evict them to protect our other tenants ,our neighbors and ourselves. We have never evicted a good tenant. It costs a lot of money to have a turnover in a rental, why would we evict a good tenant and take a chance on the next unknown tenant. There are some bad landlords and some bad tenants so lets address that behavior . If this bill passes my wife and I decided we will sell our rentals and other landlords we have talked with have been considering the same thing. What do my wife and I do if a bad tenant gets past screening and now is saying to us every time we go to them to say they broke the landlord tenant agreement, I can imagine the first words will be " what are you going to do, evict us " knowing we can't because we cannot afford to pay thousands of dollars. The good renters will move because they will not tolerate a bad tenant next door. We are scared , we cannot afford large unexpected expenses or the threats from a bad tenant. Six of our previous tenants saved enough to buy a house of their own while renting from us.We have made friends and have enjoyed giving people a chance , but that will all end . We cannot take that chance any more . It is simple business 101, if you force rentals off the market its going to make a bad situation worse. Pass a bill that addresses the behavior of the few bad landlords and does not penalize all the good landlords and good tenants. Don and Peggy Merkle Noti ,Oregon

On Wed, May 3, 2017 at 10:13 AM, don merkle <don.merkle@gmail.com> wrote:

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