

## Rosenberg Corey

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**From:** Jorwall76 <jorwall76@gmail.com>  
**Sent:** Tuesday, May 02, 2017 9:12 PM  
**To:** SHS Exhibits  
**Subject:** HB 2004

We are landlords of a tri-plex in Central Oregon. We've been landlords for many, many years but we are so discouraged. The rules we must now follow are restrictive and frustrating. There is a huge housing crunch and yet we are being punished now with these new outlandish, proposed laws. Why must I kowtow to renters? Why? Under this new law I'd be required to give 90 day notices to a deadbeat renter who has no respect for my property, could be drug dealing or worse and I decide I want them out in order to protect my property and my other tenants. Just as soon as I give the required notice of 90 days, they'll stop paying rent (& that's assuming they've been paying up to this point!). Now I'm out 3 months rent, plus I could be required to pay them to move, up to possibly \$5000? You've got to be kidding!

My profits for a year aren't much more than all this! Renters are being rewarded for being irresponsible tenants! The folks who actually care about my property are far and few between these days and this law will only increase that problem.

It's time renters are told they must learn to follow through on their responsibilities as a renter, pay their rents, be respectful of their landlords' property and those around them, and contribute something to society! Instead these kinds of laws only contribute to the huge entitlement problems we have in this culture nowadays.

There are no rentals anywhere currently and at this rate, I'm selling mine...it's just too difficult to protect what I've worked hard to gain.

HB 2004 is ridiculous and unfair for those of us who have worked hard for years in the hopes we can provide affordable housing for others. Please vote this dangerous and unfair bill down!

A.J. & Linda Wallenius  
Prineville, Oregon

Sent from my iPad