

Rosenberg Corey

From: TED BELL <tedbell49@msn.com>
Sent: Tuesday, May 02, 2017 8:57 PM
To: SHS Exhibits
Subject: HB2004-A

My wife and I are retirees who depend on rental income from two properties we own. Every time there is another law or ordinance placed on landlords our costs go up and our income goes down. Raising rents is an option but you can't raise rent above the market and keep tenants. It just seems to us that anyone who owns rental property is considered a "rich landlord". We are not able to ask for deposits that will cover the cost of repairing and cleaning a unit after most tenants vacate. I could show you pictures of the conditions left by tenants that would make you sick. It is impossible to recapture that loss. Most tenants can sue a landlord in small claims court and have access to free legal aid while the landlord pays court costs, and attorneys fees. Even if the landlord wins he gets a judgement on someone who will never satisfy that judgement. I am asking you to consider those of us who are not "rich landlords" but just retired hard working Oregonians living on fixed incomes. Please vote no on this bill. Thank you.

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