

HB 2004 ver 2

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I'm a small landlord with only 7 rental homes. I feel the proposed bill will hurt the majority of US smaller, good landlords, not causing the evictions or displacement.

Big Investors buying buildings are causing the problems displacing tenants to renovate and raise rents. Create rules for Tier-ed system of Landlords based on the number of units they rent

A Tier System could be implemented for owners of: 1-10 units, 11-25, 25-75 etc.

HB 2004 requires a Mandatory Roll-over from a Lease to a Month to Month tenancy... I disapprove. We create leases to create stability for all involved. This Bill destroys that stability making vacancies in Nov, Dec, Jan, Feb, Mar when it is rainy and not ideal for moving. I believe many good tenants move in the summer when school is out, the days are long, and the Oregon weather is good. Please delete this line item.

Abuses of this poorly planned law will multiply, and landlords will foot the bill, causing even higher rents to cover expenses. As we Landlords loose control of our rentals we will decide to sell our units, causing a further shortage of rental units in the State.

Please reject this Hurriedly crafted bill and introduce a better plan to deal with the housing issues Oregon faces.

Thanks for your time and attention!

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