

Dear Senate Committee Members,

I am writing to you today to express my concern over the passage of HB2004 which is under consideration today and this week for passage.

I have been a resident of the Portland area since 2001, working and paying taxes. Initially, I lived in the Metro area for 3 years as a renter and in 2005, in Hillsboro, as a homeowner.

I'm writing to you today because I believe this rent control bill is very one-sided for tenant rights beyond a reasonable balance of fairness for both sides of the equation: the tenant and landlord.

- As a tenant, I understood notice could be provided when my behavior or use of the home I was renting was not in alliance with the agreed upon terms and established boundaries or that a change may take place when I might receive notice my landlord would wish to sell his property or, as I was advised when I signed my last term of the lease, that he planned to retire to this smaller home. I respected these terms and my landlords property because I realized it was a privilege and mutual agreement in order to rent it, not a free pass irregardless of changing conditions. There has to be accountability for tenants as well as landlords.

- Both parties have individual reasons for renting, my own personal experience with tenants is a common occurrence for other landlords, whereby renters are not always respectful of other's property:

After living in my new home for four years, in 2009 my own personal situation changed. I had to rent out my home temporarily in order to downsize to be able to pay the mortgage and catch up on other bills before I could later move back into my home.

I had three consecutive sets of tenants before I was able to move back into my home. Two of the tenants were excellent in their care of my property, but the third and last tenant did considerable damage to the home which cased me to pay for many repairs upward of \$7,000. Each of my tenants were charged a lower rent than the average for the neighborhood to encourage a good care of my property in exchange for good deal for them. In the end, I had to remove the last tenant, providing 90 days notice, who had broken our agreement and was not cleaning the house, brought in a dog without permission and destroyed carpeting, screens, window sills, the trim throughout the house as well as the rear yard.

- Some landlord's may rent for an investment to save for their retirement, or, provide their own financial relief due to a change in their own circumstances, or, to be able to relocate for another job contract but return to their home again when finished.

- the tenant while they save for their own home or because they are on a job contract for a specific term, or because they are not interested in buying yet and want to have the freedom to live in the area before committing to a purchase.

• Through my own personal experience as both a tenant and landlord, fairness is already built into our present laws. The HB2004 goes overboard to provide tenants with an reasonable latitude, leaving landlords without a remedy for bad tenants. It also doesn't take into consideration that property values will deteriorate if sufficient rent isn't providing enough reserves for maintenance of the property and to be more costly property taxes.

I trust you will weigh both sides of this matter to provide for a successful management of our properties in order to offer good homes and to ensure landlords are fairly represented. Thank you for your service to our community.

Respectfully,

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