

I'm a landlord in X County, and I urge you to oppose HB 2004-A

I feel compelled today to write and tell you that I truly cannot believe any of these measures are even on the table - rent control, change no-cause eviction law, and require landlords to pay for evicted tenants to move.

What I can tell you is that if any of them pass:

1. Month to month tenancy will cease to exist!
2. Landlords will convert to longer term and more restrictive leases!
3. Rents will dramatically rise to protect our interests in our rentals!

This is a business and we are in it to make a profit. Most of us saw no profit thru the recession. And too large of a majority lost their rentals. Where was all the help back then when Landlords were struggling to keep the doors open? There was no financing for rentals under water – no help at all for any of us landlords. The only option we had was to work harder and work longer. My Father (& Broker) and I have been working 6-7 days a week since 2008.

Those of us in Klamath Falls - that were able to keep a hold of our rentals - did so at the expense of everything else including losing our own personal homes, opportunities & total loss of quality of life to hold everything together. There is a cost to that. Half of the rentals in our area are still sitting empty due to foreclosures. By some miracle – we kept our doors open.

While I understand what the metro areas are going thru – Klamath Falls is still in the recession in my opinion and these measures will be devastating to both landlords and the tenants these measures are trying to protect.

If these pass – I guarantee that they will have the exact opposite of what they are intended to do – to protect tenants.

And if these measures continue – I can see Airbnb becoming even more popular. Or some other similar solution.

These home are our rentals, our investment, our livelihood and our sacrifice of almost everything else to keep them up & running. This is a business and we offer a service. No one has to use our service but they also should not be able to tell us how to run our business either. That happens enough already in our area by judges that blatantly ignore landlord tenant law and rule in favor of the tenants in absolute direct violation of the landlord tenant laws as they know Landlords won't pay the 2K to appeal.

No matter what – make no mistake – Landlords will figure out a way to protect ourselves.

If you have any questions or concerns, please feel free to contact me by email at teresa@t-crealty.com or at my office - Toll Free 1-866-883-3421 - Press # to leave a message - if I am available to take your call - my voice messaging system will find me & transfer your call to me.

You can also text to that number or my cell for the fastest service 541-331-3421 or Fax Toll Free to 1-855-331-3421.

Thank you!

Sincerely,

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