

Rosenberg Corey

From: John Mafrici <john@parkplaceloan.com>
Sent: Wednesday, May 03, 2017 8:01 AM
To: SHS Exhibits
Subject: NO RENT CONTROL!!!!!!

I have two rental properties in Oregon. One unit in Grants Pass recently cost me over \$14,000.00 to remodel due to neglect and lack of care of the tenant. The other rental is a Townhome and our HOA just nearly doubled our HOA dues from \$110.00 to \$210.00 per month! This is a property I purchased many years ago and carried a \$300.00 per month loss for over five years! The market rent is just now allowing me some positive cash flow but it will take many years to recover my accumulated losses. The thought of paying additional money to a vacating tenant is government control beyond reason!!

RENT CONTROL measures will only discourage small and larger landlords to take on the risk of buying and improving rental properties. This will have an adverse effect on the rental market with many unintended consequences for both renter and landlord.

The free market needs to remain free for owners and tenants as market fluctuations change.

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