

Rosenberg Corey

From: Cynthia lee <parcorp@yahoo.com>
Sent: Wednesday, May 03, 2017 1:45 PM
To: SHS Exhibits
Subject: HB2004

Hello,

Il am writing pertaining to HB 2004, I have worked hard all my life to save and purchase rental properties. One of my tenants in a duplex never pays on time and they have created extreme wear and tare on the unit. For this reason I have not yet evicted them for late payments, once they move I will have to replace the carpet vinyl, damage to counter tops plus other items. It hardly seems fair that a landlord would have rent control in what the rental rate would be. Like many landlords have not raised the rent in 5 years. I will say I did just increase the rent which won't be effective until August 1st, to start a nest egg to cover the damages they have caused. The current deposit is only \$1,000.00 Under the proposed new systems landlord might have to pay to relocate tenants, when we are left with their damage over and above the deposit?

I know there is an exemption for small landlords, but it is my long term goal to have 6 properties. I would like to continue own real estate in Oregon, but with this bill, it will be more practical to own properties out of state.

I am sure other property owner will get the same idea and choose to buy properties out of area or not have rentals at all. In my opinion this bill will reduce the amount of available rentals and increase rents and deposits. There is a housing crisis however this is not the solution to resolve it.

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