

Rosenberg Corey

From: Linda Olsen <linole30@gmail.com>
Sent: Thursday, May 04, 2017 11:36 AM
To: SHS Exhibits
Subject: HB 2004-A

I have been a landlord in Bandon, Oregon for the past 13 years. During this period, I have seen rentals sit vacant for months and also seen rentals in demand. I see this as normal fluctuation of the market. I have never taken tenancy for granted and over the 13 years I have never increased my rents by no more than \$50 per month.

Now, the proposed bill would significantly curtail the autonomy of landlords and, in my opinion, could result in landlords demanding higher rents upon renting to a new tenant to offset the inability to have control over their rentals and also not renting to any tenant with a less than perfect credit report. This would be an unintended consequence of an attempt to protect tenants.

I am currently in the process of selling my rental units in Bandon as I will be moving to another area of Oregon. My thought was to replace a rental home with one in my new location but this proposed legislation has made that less of a possibility. I am in my 70's and hesitate to lock myself into a situation that might prove to be a major hassle for myself or my family. This means one less rental property that would be well maintained and kept at reasonable rent for prospective tenants.

I do oppose HB2004-A and urge the Senate to tread carefully before approving what looks to me as a rather draconian change in tenant/landlord laws that could have major consequences for tenants as well as landlords.

Thank you for your consideration.

Linda Marie Olsen
Bandon, Oregon