

Rosenberg Corey

From: cfent-huntley@comcast.net
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To: SHS Exhibits
Subject: HB2004

We have been landlords for 42 years. We have watched as Oregon's Landlord Tenant laws have moved to secure rights for tenants at the expense, from monetary and physical aspects, of the landlord. We realize there are inappropriate landlords out there, but there are also inappropriate tenants. We feel tenants should be treated fairly at all time by landlords and landlords are responsible for keeping their properties in good condition, but this bill is making it impossible for quality landlords to protect their property, physically and monetarily. Do we as landlords have any rights left? One of my major concerns is how this bill effects rental owners, especially an owner of less than 4 properties, utilizing a property management service. The wording needs to be clarified. Is the goal of the bill to give all the rights to tenants and discourage individuals, like us, from buying rental properties; thus, making the large corporate property owners the only landlords in the state of Oregon?

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