

Rosenberg Corey

From: Don Jones <donj@johnlscott.com>
Sent: Wednesday, May 03, 2017 11:20 AM
To: SHS Exhibits
Subject: Please vote against HB2004-A

I've been a real estate broker for 39 years and have owned rental properties for 40 years. I've been a pretty benevolent landlord over this time, rarely raising rents except upon rental turnovers. But in rare cases I have had to evict tenants when they've been trouble, not just due to non-payment of rent but for disturbing the peace of their neighbors. It can be hard to prove conflicts that come about from tenants who aggravate neighbors and "no-cause" evictions are the logical method. This proposed law is the sort of thing that spawned the "Portlandia" TV program. Unintended consequences can be un-foreseen but I can tell you that this law would result in LESS rental property being available for tenants, because the "mom and pop" landlord such as I am will simply refuse to play the game and will sell their properties if the penalties for being a landlord are such as these laws would create. There may be some bad landlord actors out there but I can tell you that the overwhelming number of landlords that I come across are, like me, more concerned about a tenant taking good care of a property than they are about increasing their rent income. Most of the investment angle is APPRECIATION of the properties, not the cash flow from the rent, and turnovers in rentals are expensive and time-consuming--so most landlords will be allow their rental prices to fall behind the market rather than cause a tenant to have to move. Trust me, as a long-time broker and property owner, this is how it is! Thanks, Don

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