

Rosenberg Corey

From: Ryan Thomas <rthomasconst@yahoo.com>
Sent: Wednesday, May 03, 2017 11:09 AM
To: SHS Exhibits
Subject: NO! HB 2004-A

Senators,

From what I have heard in the news it seems there have been some unscrupulous landlords (many out of state) buying properties, kicking out tenants and/or doubling rent.. My impression has been that is has been driven by larger companies. Not all landlords are good not all are bad. The same can be said for tenants, it's a people problem. My issue with this bill is it is motivated by idealistic opportunism and weighs far too heavily in favor of tenants while infringing on private property rights. I realize private property rights might not be too strong an argument in the minds of some of you who might like to do away with private property rights, but this is an essential element of all our freedoms whether you like it or not.

Please vote no on this horrible bill! I own two rental houses and the implications of this bill make it extremely difficult and risky to continue to be able to rent to people. I need the ability to evict people with no cause to help avoid the problems that for cause evictions usually cause. For cause evictions usually create animosity from an already problem tenant. They usually then refuse to vacate, stop paying rent and inflict damage on the property while the landlord is forced to go through a lengthy eviction process!

I also completely disagree with the portion of the bill that requires a landlord to offer the same term lease conditions to the tenant after the term is up while the tenant can bow out of the deal. Term leases, as well as month to month, are agreements entered into by both parties, landlord and tenant. They agree to the term the rent and other provisions that rightly put requirements on both parties. This bill is not right and will only damage the rental market in our state. Rents will go up higher than they are now to cover the landlord's added risk imposed by this bill.

My income from both my houses together is less than \$3,000 per year BEFORE maintenance!

Please vote no on HB 2004-A!

Sincerely,
Ryan Thomas - Springfield, OR