

## Rosenberg Corey

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**From:** Sharon Holland <sharonholl2001@yahoo.com>  
**Sent:** Thursday, May 04, 2017 12:11 PM  
**To:** SHS Exhibits  
**Subject:** HB2004

To my Representatives:

I am a landlord. I am not a fat cat. I am a 64- year-old female and own 16 units in Reedsport. The monthly cash flow that I am able to eke out of the property is going to play a very big role in my retirement, just a few months away. This bill would seriously impact my ability to manage the property. I screen very carefully, working to avert problems both for myself and my existing tenants. We value quality of life in our little community. In 15 years of ownership, I have not gone through any formal evictions. I am willing to let the apartment sit vacant for a month or two if necessary to find the right family.

However, in those 15 years, I have done 3 or 4 no-cause notices for people to move. Always because they or a new-on-the-scene family member were being a nuisance to other tenants, sometimes causing visits from the police. The length of tenancy ranged from 1 year to 6 years. I have no problem with giving them a 60-day notice rather than a 30-day notice, but I do not want to have to go through the animosity, problems and costs of a formal eviction. Having to pay their costs to move, before they actually do so, would just open a big can of worms. Please do not take away my right to solve problems in a reasonable manner.

Regarding rent increases, there have been periods of years when we have not been able to take any increase at all, even for new incoming tenants, due to market conditions. There have been months when the vacancy rate has gotten scary and the cash flow has totally evaporated. Right now the market is tight and we are able to take some reasonable increases. I can't take unreasonable increases or nobody will rent from me; they won't be able to afford to do so.

I urge you to vote against this bill and let the free market do its work to stabilize things, as it always does when it is left alone to do so.

Sincerely,

Sharon Holland  
Mom-and-Pop Landlord