

Rosenberg Corey

From: george baker <geobak123@yahoo.com>
Sent: Thursday, May 04, 2017 12:11 PM
To: SHS Exhibits
Subject: HBA 2004

To whom it may concern,

I am a landlord in Lane County, and have worked as such for over 10 years here in Eugene. My father/business partner has been a landlord for over 40 years. We pride ourselves on treating our properties and tenants as well as possible. I rarely ever have to evict tenants, and have good relationships with nearly all of them. We follow all the laws already in place, and even more importantly, treat our tenants fairly.

Looking through HBA 2004 I can foresee many unintended consequences that are lose-lose for everyone. For example (and yes, this something that is going on right now), I had a group of tenants last year that stayed for a year and wanted to renew their lease on a 3 bedroom house at \$1600 a month. I was happy to renew on the same terms, but then a romantic break-up in the household led to 3 of the 4 roommates moving out the night before the lease was set to renew and this was the end of the student rental season. I gave the remaining tenant a break on rent until she could find new roommates and ended up signing a new lease with the tenants for a heavily discounted \$1200 a month, with the mutual understanding that this would be for the length of the lease and nothing more. HBA 2004 would give the tenants the option to stay at the same price for as long as they wanted even though it was understood to begin with that it was supposed to be temporary. Obviously this is a loss for me. In the future, if HBA 2004 passes, I would not be able to EVER give ANY tenants any kind of discount of any sort to avoid situations like this in the future, thus this would be a loss for the tenants.

As I said before, I pride myself on being fair and I do not believe HBA 2004 is a suitable solution for anyone. I fear that government interference, such as HBA 2004, makes being a landlord which is a difficult job to begin with, an impossible one. I strongly oppose HBA 2004 and urge anyone in their power to do the same.

I apologize for the hastiness that this letter was written, but I hope I made my point clearly enough. I have to go back to work now, thank you for reading this.

Sincerely,
-Grant G. Baker