

## Rosenberg Corey

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**From:** dean paunovic <maxidean@gmail.com>  
**Sent:** Thursday, May 04, 2017 12:11 PM  
**To:** SHS Exhibits  
**Subject:** No to HB 2004-A

To Whom it May Concern:

Being a landlord in Marion County, I would like to register my opposition to HB 2004-A. There are many reasons why this bill would hurt landlords and not be good for anyone, apart from the irresponsible tenant. The NO CAUSE EVICTION law, is of paramount importance to landlords, since the EVICTION WITH CAUSE law, already favors the tenant. It is already heavily weighted toward the wayward tenant, who can wreak havoc on a homeowner/landlord's life. In my experience over the past ten years, it has only ever been necessary to use NO CAUSE EVICTION, on tenants who continually fly in the face of reasonableness.

It is already a business (landlording) that requires a strong stomach. Why make it harder, with the several changes in law, that this bill unfairly imposes on landlords? It is not cheap owning and maintaining a house or apartment complex. While there may be a few "bad" landlords out there, I truly believe that most of us are genuinely good people, trying to make the best of an investment. Please, don't vote for something that would unfairly stack the deck against us. For the record, I have never actually had to go through with an eviction and getting the NO CAUSE EVICTION notice, has always been enough for bad tenants to move out.

Rent control would also be a disaster. Property taxes and flood/ homeowner's insurance, along with leaking roofs, bad plumbing, etc.have not got any sorts of "controls" on them. To take away that option, makes no sense.

Thank you for helping to represent small businesses, such as ours, by voting against HB 2004-A.

Sincerely,  
Dean Paunovic  
Property Owner of 540/560 &562 14th St.NE, Salem, Or. 97301