

Rosenberg Corey

From: Dan McCulloch <forrestdan@hotmail.com>
Sent: Thursday, May 04, 2017 12:09 PM
To: SHS Exhibits
Subject: HB 2004-A

My husband and I are small landlords in Jackson County. We retired in 2013 and are on a fixed income. We used money received from a small inheritance to purchase a home to be used as a rental to help offset the effects of inflation. We are relatively new to landlording and have endeavored to put a fair value on our rental property and to carefully screen our potential tenants. We make it a practice to only raise the rent when a tenant leaves. We treat our tenants and their privacy with respect.

That being said, we strongly oppose HB 2004 as It limits our ability to deal with problem tenants. Further this bill appears to open the door for rent control. As landlords, we have property taxes that increase each year, as well as garbage and water bill that increase due to inflation. Then there are repair and maintenance expenses.

This is a bad bill that limits are freedom to make choice on our investment and hampers our financial vehicle for protecting our retirement income.

Please do not allow this bill to pass.

Thanks for your consideration.

Dan and Mary McCulloch
Sent from my iPad.