

Rosenberg Corey

From: don merkle <don.merkle@gmail.com>
Sent: Thursday, May 04, 2017 12:40 PM
To: SHS Exhibits
Subject: Vote no hb2004a

My wife and I am retired and count on our rental income, if hb 2004 passes we will have to sell the rental. How can we give people a chance if you cannot evict bad tenants. How do I answer a neighbor when they ask " why don't you just evict them, they have broken all kinds of laws" and I can't because of this law . No other business is required to tolerate bad behavior. If a few bad landlords are doing dumb things pass a law that outlaws that. If they evict people then dbl the rent, pass a law that says if you give a no cause eviction you cannot raise the rent for 6 mo. Hb 2004a is going to drive people from creating rentals, which is really the problem, there are not enough rentals. I pulled my last ad after 5 hours because the response was overwhelming. All the other applicants are still looking. If there are enough rentals then bad landlords go out of business because people do not have to rent from them. Please do not make a bad situation worse please vote no on hb2004a . Don Merkle Noti, Oregon