

Rosenberg Corey

From: Dan Puha <specialtysash@yahoo.com>
Sent: Thursday, May 04, 2017 12:35 PM
To: SHS Exhibits
Subject: HB 2004-A

I'm a small landlord in Multnomah County, and I urge you to oppose HB 2004-A

This will hurt both tenants and landlords because of a few bad tenants, we landlords have invested huge amounts of money in our properties and most of our properties have loans with the banks, please take this factor into account when making this decision, this bill if it passes will make a lot of small landlords sell their properties and will very likely take a lot of rental units off the market, this bill will also bad tenants to become even worse because they will know that landlords hands are tied and will make life miserable for existing tenants as landlords will not be able to do much without being penalized thousands of dollars, so i ask you, what will you do if you have a business and when trying to do the right thing you get fined thousands of dollars, you will most likely go out of that business. Please don't punish us because of some situations where some landlords may have over reached. No sain landlord wants to evict people for no reason.

We have a vacant unit now and we have to be extremely careful who we rent it to because of the laws already past in Portland, this unit will stay vacant longer until we find someone we feel is the right fit as we can't afford to take chances as we did before the law was passed and spend thousands of dollars in case we end up with a bad tenant. The law passed in Portland is already having a negative effect on landlords and tenants, landlords spend more money on getting new tenants and tenants will most likely pay higher rents as landlords will try to recoup losses.

The problem we're having is not enough housing, by passing this law, will you want to build apartments and be a londlord ? I think the answer is clear.

Please oppose this Bill.

Thank you for your time.

Dan