

Rosenberg Corey

From: Zach <zbmanning@gmail.com>
Sent: Thursday, May 04, 2017 12:23 PM
To: SHS Exhibits
Subject: Opposition to HB 2004-A

I'm a landlord in Lane County, and I urge you to oppose HB 2004-A. My wife and I own two rentals and charge 80% of market. We have only had one tenant that we had problems with, and instead of trying to go through the court system (which we could have) we decided that if we can just get through the next two months, then we can avoid further property damage and allow them to leave and find a better situation for themselves. This is my family's long-term retirement plan. I can't afford to become a legal expert and fix the home, and raise four children. We have never charged late fees and have allowed rent to come out the security deposit. We are not mean people. We want long-term renters, and do not look to seek short-term gains because of market fluctuations in Portland.

Again, I don't know the legal system and don't want get into the legal system. Lawyers win, and tenants and landlords lose if HB 2004-A passes. I like being flexible and working with the tenant, but if HB 2004-A passes, I feel that I will no longer be able to.

That is why I oppose HB 2004-A.

Sincerely,

Zach and Christine Manning
Springfield OR