

I am a landlord in Lane County and I urge you to oppose HB 2004-A.

Tenants need to give only 30-days notice to move whereas landlords must give 1-year-plus tenants 60-days notice to terminate and 90-days notice to increase rent.

If "no-cause" terminations are eliminated, evictions will increase and homelessness will increase.

My property represents my retirement savings. My tenants have invested nothing in it.

Please do not give tenants such broad power over my property. I am in the process of selling most of my rental properties. It is already too difficult to be a landlord.

Sincerely,
Mark Turner
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