

Good morning,

I realize the the rental housing market is in turmoil right now. However, tenants want to be locked into a residence and have plenty of time to prepare for a rate increase or eviction they should sign a lease agreement and not a month-to-month. After all it's a month-to-month not a month-to-month-for-the-first-six-then-i- get-a-3-month-heads-up-but-can-bail-in-30-if-a-want-to. As a landlord in Washington County I would always prefer tenants sign a less agreement. They are the ones demanding the flexibility of a month-to-month.

Predatory landlord behavior is abhorrent. Unfortunately the few bad apples will not be stopped by HB 2004-A, merely delayed a bit until they can find an excuse. The metro area is facing a massive growth spurt and more housing, both low income and luxury, are needed to both full that need and reduce market pressures that are driving the predatory behavior of some landlord. It's simply supply and demand.

Please don't punish us for the misdeeds of a few greedy idiots.

Sincerely,

Eustacio Ortiz
Responsible Washington County Landlord