

## Rosenberg Corey

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**From:** Danika Esden-Tempska <danika.esden.tempska@gmail.com>  
**Sent:** Thursday, May 04, 2017 2:38 PM  
**To:** SHS Exhibits  
**Subject:** Please Oppose HB 2004-A

I'm a landlord in Lane County, and **I urge you to oppose HB 2004-A**. This Bill HB-2004-A would **negatively** affect my rental property business. It would not assist my tenants and could negatively impact them. I oppose HB-2004-A and all its amendments. I don't want forced rent control that makes it even harder to evict bad renters. More specific rental contract language would be a more appropriate solution than the proposed law change. Do not change no-cause eviction law and require landlords to pay for evicted tenants to move. Please do not repeal the statewide prohibition on Rent Control. Rent Control is not the answer. This HB-2004-A Bill is insanely unjust to property owners.

I keep my rental properties in very clean and well-maintained condition for my tenants. I am quick to respond to repair needs and keep open communication with them while they are renting.

No one wants to lose a responsible tenant. Usually, a difficult tenant is given a no-cause eviction to avoid having a legal battle with that tenant. If a tenant abuses the property or threatens other tenants, it is the landlord's duty to deal with those issues.

Please **vote in opposition to HB-2004-A** and its amendments to effect rent control, the elimination of No Cause Notices of Termination, or to repeal the statewide prohibition of cities and counties to regulate rents.

Thank You,

Danika Esden-Tempski  
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