

Rosenberg Corey

From: Sheryl Savage <littlecrittersfarm@hotmail.com>
Sent: Thursday, May 04, 2017 1:36 PM
To: SHS Exhibits
Subject: NO to HB 2004-A

Hi,

This is a very bad idea.

- You are taking all the power away from the landlord and giving it to the tenant.*
- By doing so you are going to make landlords raise rent before people get in and increase the deposits to include any contingency that might come up on the future.*
- You are going to be hurting the people that you think you are trying to help.*
- This will also discourage people from buying rental properties because the risk are too high.*
- Landlords need to be able to protect the investments of the homeowner. As we can see from all the things on the news that people that feel entitled and don't take care of it and there are no consequences if they don't.*
- We have a huge homeless problem, I agree, however this is not the answer.*
- Taking away the "No cause eviction" is detrimental to the rental market, because if there is no way to get a bad tenant out without all the paperwork and leg work of a "For Cause Eviction" then landlords are going to raise security deposits to astronomical amounts to cover the fees that the state wants to impose when we need to remove a tenant. This all goes back to the same problem we have in our society of making the people that can pay, pay for the people that don't want to or can't. Such as, if I stole something from a store, I would get into trouble and get a fine or ticket. The homeless steal things and squat all the time and they don't have to pay, or be made accountable, because they don't have anything to pay with. Fair? NO! The people that riot and ruin others business, they get arrested (maybe) and are back on the street within hours, do they have to pay a fine? What happens if they don't? nothing. But if I didn't pay my fine I would get into trouble.*
- What is wrong with having rules and rents for property that we are supplying for people that need a place to live. Why do we have to have our hands tied if we need to raise rent to cover costs, or need to change tenants for some reason.*

- *If we don't make tenants accountable and know that they have to be reasonable and respectful of the place they call home or they will be asked to leave, why should they be. It is not their place and they can't be removed without lots of expense and headache to the landlord or owner.*
- *Look at Portland and areas that the homeless live. Is it clean, there are trash cans all over town and they don't carry their trash away. That is someone else's job. We are going to get more of this if you let this bill pass.*
- *I have a complex that had a room that housed the laundry for the tenants, it had lights, and heat. This winter when the weather was so cold, some people decided to stay there, I would have been fine with them keeping warm of the cold nights, however, I found it trashed, unsanitary items left behind, the trash can was filled with pee and the such. Why do they think that they can do this, because they have all the power, there is nothing anyone can do to stop it. Your bill that you like will give tenants the same entitlement and lack of respect for the place they call home.*

Now I know that not all tenants will abuse the situation, however, those tenants are going to suffer also. Please Please think about this. There are other ways to fix this problem without making the good, bad and homeless pay the ultimate price.

Just like bad tenants I know that there are bad landlords, however, this bill will punish the good ones also. I think there is a happy medium that Oregon could live with if we try, there is no reason to go from what we have to this extreme measure.

I'm a landlord in Washington, Yamhill, Columbia and Multnomah Counties, and I urge you to oppose HB 2004-A."

Please don't pass this just because you think something needs to be done, I agree but this is not the answer.

I appreciate you taking the time to read my letter and ask that you take a stand and oppose this bill.

Sincerely,

Sheryl Savage

Property Manager

Rick Hall Realty

503-648-2109

