

## Rosenberg Corey

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**From:** Jim Chase <jrchase\_99@yahoo.com>  
**Sent:** Thursday, May 04, 2017 4:02 PM  
**To:** SHS Exhibits  
**Cc:** Id@oregonrha.com; Rep Marsh; Sen DeBoer; Jim Straub; Senator Alan DeBoer  
**Subject:** Please, Oppose HB-2004-A

Please, Oppose HB-2004-A.

I am a property manager in Jackson County. My rents are very reasonable. "Stabilization" (Rent Control) will NOT Increase Supply of housing. It will cause stagnation of the market, as tenants will stay put to keep their (controlled) low rent.

Furthermore, **abuse** of the No-Cause Termination is a result of Rent Control. Landlords would Not capriciously terminate good tenants, except where Rent Control prevents the market from governing.

Finally, "Relocation" Expenses are absurd! I will have to charge an exorbitant Deposit if I am liable for multiple months rent AND moving charges. Will that penalty be 3x MY Rent, or 3x the market rate?

Oregon legislature's meddling with my business practices will force our company to raise our rents to avoid losses to these exorbitant regulations!

Please, Oppose HB-2004-A, -whatever!

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