

Rosenberg Corey

From: Stephanie Wilde <sns wilde@yahoo.com>
Sent: Thursday, May 04, 2017 3:57 PM
To: SHS Exhibits
Subject: HB 2004-A

Hello, I am a landlord of 2 duplexes in Multnomah County. I have given 1 no cause eviction over my many years of owning the properties. I had rented to a gentleman, that had moved in his girlfriend without my knowledge and then beat her. He was arrested and charged with domestic violence. The other tenant was scared to have such a man live next door. I was able to give a no clause eviction and keep my other tenants in a home where they felt safe.

I have NEVER raised rents on tenants if they pay on time, so I have never raised rents. I have one duplex side in close in SE still rented at \$850. The going rate for this unit is \$1,200/month. If this passes I will be raising the rents annually at 9.99%.

Furthermore, please consider if a tenant is low income and I pay them \$4,500 for them to move out because I wish to sell MY property or move into MY property, then I will be filing a 1099 which will more than likely take benefits away from that low income tenant.

I am self employed, and have no 401K and so these duplexes are my retirement. This would be devastating to my chance of retiring.

I believe this is a shameful way to treat small unit owners that treat their tenants fairly and respectfully. And why on earth is it OK to sign a contract and then forced to renew it at the end of its term. Shameful for even considering this.

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