

I work for a property management company as well as own our own rentals in Lane County. I strongly urge you to oppose HB 2004-A. It is not going to solve a problem only create more. If an owner chooses to sell or other circumstances change they cannot give any sort of reasonable notice to a tenant without expensive expenses. That might be ok for the large corporation but for the small investor it is a ridiculous hit. When you have a mortgage payment on a rental it is not a big money maker. You invest for the future not current situations.

We have owners looking at this bill closely. They have stated that if it passes when the house is vacated they will sell. That takes houses off the rental market not adds.

As far as renters go, they need to understand that a 60 (or even a 90) notice does not go on their rental record but an eviction is a hard hit. I believe rents will skyrocket because more landlords will do the maximum annual increase "just in case".

In my opinion this is a case where good, fair landlords are being punished by a few bad ones.

Again, I strongly urge you to oppose this bill.

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