

I am a rental property owner in Lane County. I have owned my rentals for over 30 years. I have raised the monthly rent less than 10% over the last 15 years and while most of the tenants I have rented to have been good people, there are far more irresponsible, destructive tenants in this country than abusive, greedy landlords. HB 2004-A is an absolute travesty that would cede control of my property, which I paid for with hard-earned dollars, to the tenants thereby forcing me to raise rents to cover the costs and legal expense of removing the 'bad apples' one invariably encounters from time to time. I urge you to oppose HB 2004-A lest small rental property owners such as myself find it not worthwhile to own and manage rentals any longer and leave the business to large, corporate entities who have the resources to hire the necessary legal services and make sure rents are raised at every available opportunity to maximize profits.

Ronald A. Irvine