

Thank you for this opportunity to let our legislators know how HB 2004 will affect me as landlord and property owner in Bend, OR.

I am a single female, age 62, and have worked in property management professionally for many years. I recently retired to manage my own rentals. I find the assertion that landlords are greedy an offensive view and to apply it to all landlords in a broad sweep is objectionable, as well. There are many good landlords who care about their tenants and I am one of them.

I own an 1975 vintage apartment building with 10 units. While the apartments have had some updating, they have not been remodeled because there isn't any money for a project like that. Each year, after paying utilities, mortgage, taxes, insurance and repairs, very little is left. I've intentionally kept rents lower than market because I have long term tenants whom I have found struggle with even my modest rent increases. The new roof, put on in 2006, was \$15,000.00. The decks that required replacement for safety reasons due to age cost \$1000.00 per deck. I have 4 more to do and this year I expect the cost per deck to be \$1500.00.

In recent years, I've had the opportunity to experience first hand the damage that a tenant can do when they've stopped following even the basic decency rules and were given a for cause notice or even a no cause notice. In the last 10 years the damages that I was legally allowed to collect from 7 "bad" tenants is over \$4,000.00, however, I could never find them to even try to collect. That money could have been used to update the units where I have "good" tenants but I couldn't collect it.

I am very careful about who I rent to and recently have stopped giving anyone a chance who does not meet the income, credit, criminal and rental reference criteria. I've already found that it is not worth it to have to terminate a tenant for cause or for no cause. If I had to pay a tenant to move, who was already in breach of the rental agreement or to keep my better tenants, I believe it would cause severe hardship on me financially. I have no one to depend on and this is the sole source of my income.

If HB 2004 passes I will be forced to raise rents again in order to protect myself from ever having to pay a tenant to leave and I will be increasing security deposits so that I am not ever left unable to recoup damages left by a bad tenant.

Thank you.

Sincerely,

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