

From: Phillip Smith
To: [SHS Exhibits](#)
Subject: HB2004 Rent Control bill
Date: Thursday, May 04, 2017 4:52:23 PM

Please do not pass the HB2004 Rent control bill. It will hurt landlords with a few properties that already have reasonable rents and are considerate of their tenants situation. We own four rental houses, and we only net about \$300 - \$400 per month for each of our rentals. If we have were to have a problem tenant and ask them to move, we cannot afford to pay for their moving expenses, or pay for the mortgage on a property while the tenant lives rent free. We are retired and bought these properties to supplement our retirement income. There need to be protections in place for the owner/landlord, too. If property taxes, insurance or other expenses increase, the landlord should have the right to increase the amount of rent they ask. We live in Grants Pass, where rents are low, but the mortgage is just as high as anywhere else.
Thank you.

Phillip Smith