

From: Susan Teague
To: [SHS Exhibits](#)
Subject: OPPOSE HB2004
Date: Thursday, May 04, 2017 5:02:19 PM

If I understand this HB2004 correctly (and I am not an attorney), I strongly object to its passage. I am a strong advocate of tenants' rights having been a tenant at various times in my life. I am now a home owner in both Bend (where I used to live) and Massachusetts (where I live now). Here is how HB2004 will very negatively impact my life:

I own a home in Bend which is currently rented due to a job transfer to Massachusetts. When I retire in two years, I will sell my house in MA and return to Bend. Most escrows are 30 to 45 days. This bill says I must give my tenant at least 90 days' notice of the ending of the rental agreement. Where am I supposed to live between the close of escrow of my current home and being allowed to move into the home I own in Bend? What am I supposed to do with all my household items that must be moved out of my current home during the 45 to 60 days I must wait to move into my home in Bend? Do I have to live in a motel for a couple of months? Do I have to pay to store all my possession for a couple of months. HB2004 also states that I have to pay my tenants moving expenses. Are you kidding me?!?!? No one has ever paid my moving expenses.

HB2004 puts an onerous financial burden on the owner of the property, one which quite frankly I cannot afford in retirement. I would suggest giving a tenant 45 days' notice. That is plenty of time to find a new rental and fits within the time frame of escrow both for a tenant selling a house and looking to relocate, as well as an owner wishing to move back into their own home. Why I should pay someone else's moving expenses is beyond me. One of the risks of being a renter is that you give up control over how long you can live someplace. The risks and expenses of home ownership are rewarded by maintaining control over when you can move back into your own home within reasonable notice to the tenant.

Sincerely,
Susan Teague