

Rosenberg Corey

From: Deborah Powell <dpowell321@hotmail.com>
Sent: Friday, May 05, 2017 8:40 AM
To: SHS Exhibits
Subject: Oppose Bill HB 2004-A

I am a landlord living in Merrill, Oregon, and would like to go on record as opposing Bill HB 2004-A. This bill would be unfair not only to landlords but also to tenants since the limit on rental increases would cause many landlords to raise rent each year as a hedge against large increases in expenses. As do most landlords in this area, I pay water and sewer expenses for my tenants. The City of Merrill has announced the need for a significant increase in water rates, this will have a serious impact on my profit/loss. There are no safeguards against this kind of increase in expenses including yearly property tax increases, labor and supplies to maintain the property or other costs of doing business. I am retired and unable to support myself on Social Security (as you probably know the COLA this year was taken by Medicare) so I used my savings to purchase the rental properties in an effort to make ends meet. This bill will cause me serious financial hardship as well as preventing me from responding to problems caused by my tenants to neighbors due to the long notification requirements and "without cause" stipulation. Please reconsider this bill and realize that it will be a hardship to the tenants and neighbors as well as the landlords.

Sincerely,
Deborah Powell
Registered voter