

Rosenberg Corey

From: b.stanger@charter.net
Sent: Thursday, May 04, 2017 10:35 PM
To: SHS Exhibits
Subject: Vote NO - Bill HB 2004-A

Dear Sirs/Madam,

My wife and I are co-owners of a small rental/condo unit in Redmond, Oregon. We have owned the condo since 2008 and it is the only rental that we own. As you might imagine the economy has taken its toll on our investment and we have struggled with the idea of just walking away from our obligation, especially when the value of the condo hit 50% of what we had paid for it and the rent barely paid for the mortgage let alone the maintenance. However, we stuck with it and continued to rent it at a drastically reduced rate to ensure it was rented and we could make the mortgage.

My wife and I are not wealthy and with the real estate market recovering a bit we at least are seeing some light at the end of the tunnel with the potential of us at least breaking even. However, the appearance of the HB 2004A bill presents a formidable obstacle to our path to recovery and threatens to make it impossible for us to continue to own and rent it at reasonable rate.

We have always rented our condo at a fair price and have treated our tenants the way we would like to be treated. In fact, this is true even in the face of having to pay over \$5000 dollars this year alone for repairs because of a careless renter. We would like to continue owning and renting the property but if HB 2004A is passed and we are unable to control the rental rate as expenses dictate we will be forced to put it on the market or remove it from the market.

Obviously, my wife and I are against the passage of this bill and hope that you will cast a very strong NO vote in favor of property owner rights that the bill forcefully denies my wife and I. But, its impact is more than just on my wife and I. This bill removes the rights of all rental property owners to recover maintenance costs and receive a fair market price for their rental properties. It will make conditions for rentals so legally onerous that it will result in thousands of rental properties being taken off of the market and put in the hands of large rental corporations who can afford the legal fees required to recover costs associated with this bill.

Sincerely,
Ben and Bobbie Stanger
106 Washburn Av.
Capitola, CA 95010
Owners of property at
1466 SW 16th St.
Redmond OR