

Hi Matt,

I am an active licensed Realtor in the State of Oregon and I am a rental owner as well. I am writing to you in opposition to HB 2004-a. I have seen first hand what is happening to the real estate market because of these recent bills and the current HB 2004-a that is on the table. If this bill passes it will negatively impact the already tight rental market. Here is a summary of my thoughts.

If this bill passes some, if not all of the following and more will happen:

- landlords will be forced to go through the process of a cause- eviction which will put bad marks on the renters' rental history. This will make it less likely that they will be able to find another home.
- landlords will no longer be able to take risks or give chances on "iffy" renters because of the fear of not being able to get rid of them easily if it does not work out and so therefore they will have more stringent requirements of the applicants. Myself as a landlord, I would only pick those with a proven track record of good renting, stellar credit, excellent demenor and a strong employment history and standing.
- Good tenants will suffer because a landlord won't or can't evict a bad tenant. All tenants, good and bad that live in high density housing (apartments, duplexes etc) will be forced to deal with eachother.
- It will make it harder to get rid of bad tenants because good tenants will stop turning in bad tenants for fear of retaliation -Landlords will ask for a bigger deposit (that most people do not have) in order to cover their costs in the event they need to evict someone -landlords will (and have started to) sell off their rentals because they do not want to deal with this new law and the headache that it brings with it. If they do that chances are, an owner occupied will buy it removing one more possible rental off the market.
- landlords that have not raised rents in years because they would rather have a good tenant than more rent will not have to consider raising rents to compensate for having to deal with bad tenants.
- this bill is statewide and will negatively affect landlords and tenants that are not in areas with these issues such as Portland.
- the state or municipality will decide what is a "fair" rate of return for landlords to receive. "Fair" is not defined. A "fair" rate of return in San Francisco is 2% per year. That is not fair for my investment and I would challenge any official to prove that otherwise.
- developers and investors will and already are pulling out of building in Oregon because it will not be profitable for them to do so if this passes.

This isn't everything, but these are very real concerns and repercussions if this thing passes. Thank you for your time and consideration in dealing with this very serious bill before us.

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