

## Rosenberg Corey

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**From:** Karla Covelle <covellek@gmail.com>  
**Sent:** Friday, May 05, 2017 9:50 AM  
**To:** SHS Exhibits  
**Subject:** HB2400-A

To Whom it May Concern:

I am an Oregon landlord who has been in the business for over 30 years. What I'm hearing about this bill is frightening; not only for me and my husband, but also for our tenants!

We have always tried to keep our rents down and it has shown in the longevity of our tenancies, the near 0% vacancy rate, and a file full of cards and letters from tenants thanking us for having been such great landlords! That is all about to change, because if the government wants to poke around in our business, we will respond with our own "regulations", which will start with raising all the rents and increasing them yearly as far as the law will allow, until we can figure out the best way to dispose of all our single family properties and probably move out of Oregon!

This bill is the most ridiculous thing I've heard coming out of Salem in a long time. We realize that PORTLAND passed it, but hey, we are talking about a populace there who jump at chances to increase their own taxes, all in the hope that eventually it will prove to be the best for the "greater good"!

Good grief! You MUST oppose this bill, or the list of unintended consequences will be long indeed!

Pat and Karla Covelle  
Lincoln City

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***Best Regards,***  
***Karla***