

Rosenberg Corey

From: Sonja Neperud <sonjaneperud@aol.com>
Sent: Friday, May 05, 2017 9:12 AM
To: SHS Exhibits; Rep Olson; Rep.AlissaKenyGuyer; Rep Sanchez; Rep.duanestark; Rep.ChrisGorsek; Rep Olson; Rep Meek; Rep.mikenearman; Rep Noble; Rep Piluso; Rep.AlissaKenyGuyer; Rep Sanchez; Rep.duanestark; Rep.ChrisGorsek; Rep Olson; Rep Meek; Rep.mikenearman; Rep Noble; Rep Piluso
Subject: Oppose HB 2004

Good morning,

I am a Linn County Resident. I am also a Real Estate Broker, Rental Property Manager and Rental Property Owner. I take my career very seriously and pride myself in ethical fair dealings with all my tenants. I have 2 personal rentals and manage approximately 80 units for small rental owners (1-4 units each).

Since this controversy and publicity has started, I have have lost 4 rental units, as the owners have decided to sell. I'm loosing another two next week. Their decision was based on the scare of losing the current land lord rights they have.

Rent Control does not work. If you put a cap on rent increases, I can pretty much guarantee that every rental will get a 9% rent increase every year. Currently, I only raise the rent if a bond measure passes ultimately increasing property taxes, or when there is a turn over. That will change if you pass this bill. Rents will increase much more than wages.

The No Cause Termination benifits the tenant and landlord. I've stated in previous emails/letters to you that it's much better for a tenant to receive a No Cause (which I've only used 3 in 25 years) then a full blown expensive court eviction. And what about bogging down the judicial system with evictions because neighbors can't along, or there is activity that is not desirable? Judges seem to prefer Notorious cases that give them publicity, not rediculous evictions.

It's only been recently that I've got involved with political issues. I do vote. My children vote and I encourage my tenants to vote.

I URGE YOU TO OPPOSE HB 2004 as written. Thank you.

Sonja Neperud

Western Homes Realty Company

541-926-0011 (office)