



May 4, 2017

To Whom it May Concern,

RE: HB 2004

I am writing to you to ask that you oppose House Bills 2004 and any other bill that is introduced or modified to effect rent control and the elimination of the No Cause Notice of Termination.

PLUS Property Management currently manages approximately 700 rental units in Central Oregon. Rent control would adversely affect renters and owners alike. Imposing a maximum rent increase per year will ensure that all tenants routinely get the maximum rent increase regardless if the market supports it. Many owners prefer to keep the rent for current renters under market rent so that they leave value in the property for the tenants; they do not want to lose a good renter. Owner costs change with property taxes, bond measures and a variety of other reasons but I do not see that legislation is going to limit these costs to the owners; this seems quite unfair to me. Oregon does not currently allow rent control and there are many good reasons it is not allowed, changing this to allow rent control is not the answer.

Managing so many properties guarantees that there are times that we need to use a No Cause Notice of Termination. All tenants are afforded the right to live in a property and to enjoy peacefully, the property they rent. If there are circumstances that arise and one neighbor negatively impacts the others ability to peacefully enjoy the property or thereby creates a livability issue for other tenants, this notice would be used to protect the privacy and rights of the other residents. If I am forced to serve only notices for cause, innocent tenants will be named and the complaints will then become a part of the offending tenant's rental history; personally I would be hesitant to complain for fear of retaliation from the offending tenant.

Imposing more regulations will discourage investors from building, buying and retaining rental investments which will significantly reduce the supply of rental properties in an already tight market. I urge you once again to oppose these bills and others like them and to work with

community property managers and rental owners to find new solutions to address our housing crunch while still protecting the rights of both owners and tenants.

Regards,

Jeannette Lockwood
General Manager/Property Manager
Licensed in the State of Oregon

cc: Lawnae Hunter