

Rosenberg Corey

From: Aloysius Wilderburr <aloyusiuswilderburr@gmail.com>
Sent: Friday, May 05, 2017 2:21 PM
To: SHS Exhibits
Subject: Support HB 2004

I'm writing you urge the Oregon State Senate to pass HB 2004 to equip local legislatures to do what's right for tenants in their cities. Oregon is a diverse state, and statewide bans on rent control and inclusionary zoning don't make sense in all areas.

As a renter in Portland, I have been evicted without cause 3 times in the past 6 years to allow rent increases and conversion of rentals into air bnb properties. Each time my rent has more than doubled. In the past year my business rent TRIPLED at my commercial space, forcing me out, and my no-cause eviction from my home forced me to spend over \$5000 in moving costs, first/last/deposit on my new place, and that doesn't account for lost work while moving. Increased density will not solve the problem while new construction is geared overwhelmingly toward luxury, top-price rentals.

My last eviction was a nightmare. My landlord fought us on 90 day notice, intimidated and harassed us day and night, never returned or accounted for our deposit, and lied about her reasons for doing so. Although our landlord was a textbook case of a "bad landlord," the time and cost of moving forced my partner and I to cut our losses rather than going to court.

My story is not unique; renters in Oregon need more protection from greedy, abusive landlords, and local governments need more tools at their disposal to support hundreds of thousands of tenants like me. HB 2004 is one step inn the right direction. Please do the right thing and pass this bill.

Sincerely,

Brian Watson, Portland tenant