

## Rosenberg Corey

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**From:** Cary Sahm <caryski123@yahoo.com>  
**Sent:** Friday, May 05, 2017 2:18 PM  
**To:** SHS Exhibits  
**Subject:** HB 2004A

I am a landlord in Multnomah County. I am against 2004a.

I am retired and disabled and depend on real estate income for my survival. It is not fair that tenants control the property and leave me very little right to control my own property. Under this bill the tenant can leave with just 30 days notice and require a mutually agreed-upon lease to become month-to-month. The landlord can't require a continuation of a fixed term lease nor determine when rents need to be raised. This bill gives the landlord very little right to control the property I worked so hard to own.

Elimination of no cause eviction is very problematic. It is used so that when there is a problem with one tenant the landlord does not have to disclose the identity of the other good complaining tenants.

Elimination of restrictions on the enactment of rent control is a problem. Many landlords would never get into rentals if they can't control the income they produce under free-market dictates. I can't control the insurance company who raises my premiums nor the county assessor's office who adds on additional taxes. It is unfair that rents be controlled when these other costs are not controlled.

This proposed law is very unfair and not thought out. It will hurt not only landlords but tenants in the long run. They will not be able to get housing if less people are willing to invest in owning rentals because of all these restrictions.

Please defeat this bill in its current form.