

Rosenberg Corey

From: Wade Hoon <wadehoon@gmail.com>
Sent: Friday, May 05, 2017 2:18 PM
To: SHS Exhibits
Subject: Oppose HB 2004-A

Good afternoon,

I am a landlord in Josephine County and live in Jackson County. I strongly oppose HB 2004-A. I believe the enactment of rent control always causes unintended consequences and these actions will limit the amount of housing available. Investors will not build more housing if they cannot expect a fair market return on their investment.

I believe it is unfair to landlords to restrict the 30 day no cause notice and have to pay the tenant one month's rent. I have never had to use one, but believe the option should be available. I will screen more carefully, possibly denying rental applications for credit histories, thereby limiting those tenant's choices.

This bill will cause continued long term housing shortages as investors move into other, more lucrative investments.

Thank you for your time.

Best regards,
Wade Hoon
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