

## Rosenberg Corey

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**From:** Steve Cook <stevecook324@gmail.com>  
**Sent:** Friday, May 05, 2017 2:17 PM  
**To:** SHS Exhibits  
**Subject:** Rent Control and No Cause Terminations - Bad Ideas

Hello,

I am a Landlord in the city of Portland, and I have been in business since 2002. I rarely raise my rents once I find good tenants, because I want them to stay and take good care of my property.

BUT once the restrictions that

- barred no cause evictions and

- instituted very high moving costs to be by the landlord if rents are raised 10% or higher and the tenant decides to move

THEN I was afraid to fall behind the curve and raised the rents on all my properties. THIS IS NOT WHAT YOU WANT!!

I understand the issue but this is not the way to go and believe there are some tenants that have been screwed out there.

Please also UPHOLD CONTRACT LAW - when a contract is done, it is done. It is not fair to the landlord to require their one-sided obligation to allow the tenant to stay as long as they want. This is not right, and this will decrease the number of rental units available.

We all understand there is a housing crisis, but burdening landlords is not the right way to fix this problem.

We are the "small business owners" who want to be fair to tenants and provide good places to live. We are not a large property management firm and we don't have a large number of properties and certainly don't treat our tenants like numbers. Our tenants are people not numbers.... I get that there are bad landlords out there but don't punish everyone in the process. It is not the fault of landlords that supply and demand is causing more demand. Make sure that the passions of a few don't outweigh fair laws and responsibilities for all.

Thank you,  
Steve Cook