

Rosenberg Corey

From: Ann-Marie Lundberg <lundberg@tangentservicesinc.com>
Sent: Friday, May 05, 2017 2:24 PM
To: SHS Exhibits
Subject: against HB 2004A

To Whom it May Concern:

I am the owner of Tangent Property Management and we manage 130 units in and around Portland. Together with my 89 year old mother I also own two buildings in Portland with 9 units total.

From personal experience I can tell you that property managers have very few tools at their disposal to get bad tenants out of a building. It ends up being an expensive and drawn out process and now it is set to get even more expensive and drawn out.

I am sympathetic to tenants who have seen dramatic increases in their rents and especially those that have been displaced. I have worked hard with our owners and tenants to take individual situations into account. We have been transparent in our long term goals with the building and we have been gentle with increases to give tenants time and the means to figure out what they want to do.

This business is already very difficult and it does feel like the owners and managers have a heavy load when dealing with a bad apple. The vast majority of tenants that I have dealt with in the past 20 years are responsible and reasonable people. But, there are also those that are set on gaming the system and there is a lot of public support in place for these people to do bad things with no consequences to them. Now the State is looking to make it easier for these kinds of tenants to get even more in return for bad behavior.

I have also heard from really great tenants that they are sick and tired of the bad actors who take advantage of the system. It seems like the new laws that are being contemplated do not reward responsible owners and tenants, rather they just make it more difficult, more expensive and more time consuming to manage rental buildings. This extra time and expense will ultimately come out of the pockets of all the tenants that pay their rent on time and follow the rules and contribute positively to the living experience of all tenants at a property.

Please do not punish those of us who have worked well with tenants and created positive living environments by passing these laws.

Sincerely,

Ann-Marie Lundberg
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Portland, OR 97219

Owner – Tangent Property Management