

## Rosenberg Corey

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**From:** Cary Sahm <caryski123@yahoo.com>  
**Sent:** Friday, May 05, 2017 2:39 PM  
**To:** SHS Exhibits  
**Subject:** HB 2004/A

I am a property owner and landlord in Deschutes County.

I have always cared about tenants and always treated them with respect and we work out problems together. However, I am disabled and retired and depend upon rents for my survival. This bill is unfair to owners of rental property and in some ways hurts tenants too.

It is not fair for tenants to control the rental in many ways and limit the landlords right to manage his own investment. Under this bill tenants can require that a mutually agreed-upon fixed term lease be converted to a month-to-month lease and that the tenant can leave for any reason with just 30 days written notice.

The landlord however cannot control his property that he worked so hard to own. He can't give no cause notices and is limited significantly in his ability to raise rents.

There is no control over increasing costs in property management. These include insurance premiums repair costs, management fees and increased property tax assessments. It is unfair that the landlord can't increase rents to compensate for this.

No cause notices have always been used to avoid having to identify the complaining tenants who are doing no wrong. This will jeopardize them.

If rents can't be increased, there is less incentive for investors to take their hard earned money and invest in rentals. This will decrease the amount of rental property that is available for tenants to rent.

I urge you to defeat this bill as it is harmful to both tenants and landlords.

Cary Sahm  
Thank you