

I am a property manager/ property owner. We have owned rental property for over 40 years in the state of Oregon.

The changes that have taken place during that time in Oregon start with working families, retirees and state funded families.

This new law makes it difficult to help families especially in Southern Oregon. Our economy has transitioned from a robust timber economy to a declined healthy living. Our area regardless of the law is most suitable for growing marijuana. Southern Oregon grows it Northern Oregon sells it and benefits from the revenue of the products...

We have a cartel that comes from Mexico that threaten marijuana growers that there is now law enforcement to protect us.

This HB 2004 makes it very difficult for a landlord to protect their property from damage caused by tenants that will abuse a nice place to live.

For example if a tenant has signed a lease agreement for a year and all of a sudden a relative or friend moves in due to hard times, drugs, divorce and is unemployed and causes problems, a landlord will not be able to evict a tenant for 90 days. This give the tenant time to destroy the property, leave trash on the property and leave the land lord possibly without 90 days of rent, court costs, law enforcement time and possibly court. This will extend the "90 day" period to 120 days without rent.

This bill is a disaster for Landlords and will reduce the "rental housing" availability.

Please reconsider this bill and the effect it will have on families that can not afford to pay for a home.

Respectfully,
Kathleen Collins
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