

To Who It May Concern;

I am requesting a NO vote on House Bill 2004A. The market for anything is best regulated by time, not by government. Every market (auto, housing, retail, oil, etc) experiences ups and downs and trends. The rental market will correct itself in time. I cannot recall, but I assume there was no legislation introduced or passed to protect landlords when the vacancy rates were high, as little as 3 years ago, and we were giving \$ away to attract tenants. I believe there is a direct correlation between affordable housing or lack thereof, and wages and employment opportunities for high paying jobs. The no-cause notice is possibly the most valuable tool we have to eliminate problem tenants. Landlords don't wake up in the morning and think to themselves " Who can I evict today and cause a disruption of cash flow, cost to rehabilitate the unit, cost for advertising, material and supplies", with no certainty of a return on investment. Those who own income properties should not be handcuffed in the way they operate their investment. Please vote NO on this bill.

Sincerely,
Geoff Johnson

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Geoff Johnson
Property Manager

Premium Property Management, Inc.
1190 Fairview Ave. SE
Salem, OR 97302

Office: (503) 585-2266, Ext: 115
FAX: (503) 585-1695
gjohnson@premiumpm.com
www.premiumpm.com

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