

I am a landlord in Douglas County and I oppose HB 2004-A because it will make it harder to protect my tenants who may be too frightened to make documented complaints about fellow renters. It is common knowledge that police are unable to protect citizens from violent people who will take revenge for "ratting on them". I realize there have been unscrupulous property owners who have taken advantage of renters, mostly in the Portland area, but this will have a negative effect on the entire state. The property owners I know go out of their way to be more than fair in their dealings with their renters, It's stupid not to!

I am a retired nurse and a widow. Two of my four renters have been with me for over ten years. I have raised the rent only twice in that time. The lower rent is worth it to me to keep people who will take care of my property and make me aware of problems so they can be dealt with in a timely manner. My renters are a resource that I put time and money into, not something to be exploited!

The new law will only give entitlement to abusive renters who are already trying to take every advantage of the laws they possibly can. I have friend in Portland who is a lawyer and has sold her tri-plex and a duplex because she said the state is making it too much of a hassle to bother with. Owners in my area have said the same thing and I am considering selling also. I heard someone testify that this would just be the price of doing business, similar to replacing a furnace. That is a ridiculous comparison! It will only punish "good" renters and let felons laugh all the way to the bank! It will remove property owners like me who are older and quite honestly don't have the energy to deal with "bad" renters who know how to work the system and reduce the number of rentals available.

I sincerely hope the legislature will consider the needs of the entire state of Oregon and not address an unfortunate problem that can be dealt with in other ways.

Thank you,
Jean Howard