

Dear Sir or Madam:

I write this correspondence in opposition to HB 2004A.

I am a retired real estate attorney. I spent my 38 year career practicing in Los Angeles County. I started out in 1979 when rent control first was enacted, and actively participated in this field for my entire career. While rent control was a full employment package for lawyers, it caused a lot of unintended damage to both tenants and landlords. It created an adversarial relationship between the two groups. The attempt by the government to manipulate the market forces, and impose an artificial caps on rent created a black market, caused certain landlords to seek out ways to evict tenants they would not otherwise terminate, and forced many landlords to continue to do business with unsavory and arrogant tenants.

While rent control does some good, the good is far outweighed by the bad. Please do not implement rent control in Oregon.

Timothy R. Bice  
3434 SW Kelly Avenue  
Portland OR 97239