

From: Gerry
To: [SHS Exhibits](#)
Subject: HB 2002A
Date: Thursday, May 04, 2017 9:31:19 PM

I have been a landlord for 26 years, I believe a fair and compassionate one.

I live in Douglas county and have rentals in Lane county.

I am writing to urge you to vote against house bill 2004A.

As a landlord, I have previously used a no-cause termination notices when a tenant couldn't get along with other tenants in a multi unit rental.

In cases like this, if I had to give him a with-cause eviction notice, it would leave him with negative rental history, likely impacting his acceptability as a tenant to future landlords. In most cases this would seem unnecessarily punitive.

As to rent control, If there is a maximum allowable yearly increase, I fear that many, possibly most, landlords will raise the rent by that amount, as a matter of course. This would decrease, not increase the available amount of affordable housing.

I also feel that this would be unfair to landlords in that there is no legal limit to increases in taxes, bond measures, insurance, etc.

Please consider these points in your decision whether to vote for or against this bill.

Sincerely, Gerry Paulsen

