

From: ArtTrek
To: [SHS Exhibits](#)
Subject: Please vote NO on HB 2004-A!
Date: Thursday, May 04, 2017 9:25:05 PM

Please vote NO on HB 2004-A!

My name is Kenneth Sterling Wallach. I live in the Whiteaker neighborhood in Eugene (Lane County). I am almost 68 years old and have two rentals on the property I live on, or next to.

I already charge less than market value and strive to keep my rentals in very good repair. **Rent Control** would be a very bad thing for me and my tenants. I can guarantee that I would have to raise the rent the maximum allowable amount every year, because I never know what extra expense, taxes, fees, etc., I am going to have to pay for my rentals. I have never raised the rent on a current tenant in almost 30 years.

The end of of **No Cause Eviction**, although I have never used it would spell the end of my ability to be an owner occupied landlord. I can see situations where my life could become miserable (or worse) if a tenant knew he could disrespect, subtly threaten, or cause harm that did not rise to the level of a "provable" cause for eviction, simply because he does not like me (or what the state already requires me to do). This would not let me control my life and my property and could result in my losing my retirement income, probably resulting in the need for public assistance.

Please vote against these very bad Bills, with very bad unintended consequences.

Sincerely,

Kenneth Sterling Wallach
(a registered voter)