

From: Eric Brandt
To: [SHS Exhibits](#)
Subject: HB 2004-A
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I have owned a duplex in south Eugene for the last 25 years along with a single family rental unit for the last two years. I am the kind of landlord you would want for your family and dear friends.

I have never needed an attorney, I have never raised rent for an existing tenant, I have occasionally taken risks on under qualified applicants because it seemed the right thing to do. Current law affords me flexibility and keeps financial risk to acceptable levels.

If HB 2004-a passes, I will need to add a line item to my expense budget for an attorney and add an allocation for the 3 times rent provision. I will never rent to less than qualified applicants again and I will take whatever rent increases are allowed in my community each year like clockwork.

In other words my base rents will rise, the frequency of rent increases will be more frequent and my ability to give a break to future less than qualified applicants will be curtailed.

Please include these costs along with the benefits generated by HB 2004-A.

Many thanks,

Eric Brandt