

From: Johnnie Murray
To: [SHS Exhibits](#)
Subject: HB 2004 A
Date: Thursday, May 04, 2017 11:17:36 AM

I am retired and the majority of my income is from the rental properties I own. I am floored what this bill represents to me. You will be making a mistake as now landlords will be evicting WITH CAUSE. The 60 or 90 day No Cause is a good thing mainly for tenants who are damaging our properties or causing trouble for the neighbors etc.

Most tenants are decent folks but some appear ok when in fact they are not. I just finished fixing a lovely home after tenants beat it to death. It caused me \$2600 in damages and loss of rent for 2 months. I was sick in the hospital and hired someone to rent when the former tenant moved from the area. They turned out to pay ok but filthy and destructive and made a huge mess of my lovely home. And when I went over with a contractor to stain the fencing in the back yard we then discovered the damage and feces from a very large dog. Lucky for me I was able to get them moved out. People who live dirty and destructive are not going to change. But you are trying to saddle me with possible tenants who can stay nearly forever. Then you expect me to pay for them getting another rental. THAT IS CRAZY.

Renting a home takes a lot of work and expense for the landlord. We do not like to change tenants unless it is very necessary. I treat my tenants nicely and some have become Friends.

It is not my responsibility to provide housing because there is a shortage. Why don't you tax the banks and mortgage companies for the huge problem which led to the recent recession when no homes were built and now there is a shortage. The State of Oregon should do more. Most landlords are private citizens and we have earned and paid for Our rentals and paid taxes on all them before and after they became rentals.

Please vote no regarding forcing landlords to such laws. Thank you,

J. Murray