

From: R Lovett
To: [SHS Exhibits](#)
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To whom it may concern:

As a landlord in southern Oregon, I appeal to you to oppose HB2004-A. I have seen what rent control does to areas over a period of time as I grew up in San Francisco. Buildings become run down and this affects neighborhoods. . "Tenants" move on and illegally sublet their units and collect additional rent.

Many of us keep our property in excellent shape and keep our rents reasonable. As a retired teacher of handicapped children in another state where huge PERs payments are not handed out as they are in Oregon, we depend on rent to pay bills. The IRS requires us (during audit) to prove that we are in the business for profit. We have not taken advantage of tenants as many in Portland reportedly have. We only increase rent annually (if that) at a modest amount.

However, we, landlords are repeatedly accused of being monsters. Yet, we have little recourse when tenants destroy our property and the peaceful enjoyment of their neighbors. One tenant actually took a saw and cut out a large area of the hardwood floor in my rental. Then he skipped without paying rent and no deposit covers that. Before he left, he did not pay rent for months while I tried to legally remove him. This is just one of a number of horror stories and the public never hears the side of the landlord.

If rent control is put in place, I can assure you that many of us will sell our rentals and either invest in other states or not at all. This will diminish the number of available rentals.

Regards,

Leslie Lovett
Ashland, Oregon