

From: Roger & Nan Harrison
To: [SHS Exhibits](#)
Subject: PLEASE VOTE NO on HB 2004-A
Date: Thursday, May 04, 2017 6:39:01 PM

We are landlords in Lane County (born and raised). I failed to mention that fact in the previous email I sent.

Here is the text again.

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As mom & pop landlords since 1983, we find many parts of this bill harmful to small landlords like us. (There are thousands of us in Oregon).

We are retired and have looked forward to selling our properties when we are no longer capable of self-managing them.

Parts of this bill, having to pay tenants enormous amount of money to move out if we sell the property, would adversely affect our ability to live in a facility for elder care.

This type of penalty might be appropriate for big corporations that buy up huge properties and raise rents to cover their costs, but this isn't appropriate for mom & pop landlords who use the income to supplement their social security.

My husband was self-employed and bought these rentals to have as our retirement. It's been safer than trying to understand the stock market, SEP's, etc.

I also want to say, no-cause termination of the rental agreement **AVOIDS** the **EVICTION** process. Evictions involve courts leaving court records making it harder for someone to find housing. A no-cause termination allows a tenant to move with out the black mark on their credit or on a court record. Used properly, a no cause termination of the rental agreement can be more beneficial to a tenant than a court processed and ordered **EVICTION** (know in the courts as an **FED**).

# Please vote NO on HB 2004-A!

Roger & Nan Harrison

