

From: Ruth Hoedemaker
To: [SHS Exhibits](#)
Subject: HB2004-A
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Hi, I have been a landlord in Oregon for 25 years, buying, renovating and renting properties, mostly in Douglas and Curry counties. I am still under water in all of them and am 64. I have worked hard for years trying to make decent, clean, affordable housing available. I don't rent anything I wouldn't live in myself but I am still not making ends meet. If there are more restrictions with what I can do with my property I will have to sell. As I imagine will other landlords (independents, such as myself) I try to be fair and reasonable with my tenants but don't feel that is always reciprocated. I have had my homes trashed so many times it is heart breaking, as landlords we need the ability to ask people to move off our hard won properties without more costs for us to carry. Truly, as an ex teacher I have tried to make living conditions the best possible for others, Please help me continue to do what I do without increasing our burdens unreasonably. Being a landlord is very difficult, I do it because I want to work for myself, but my life's work must have some value for me too, not just others. Sincerely, Ruth Hoedemaker