

From: Jason Evans
To: [SHS Exhibits](#)
Subject: HB 2004
Date: Thursday, May 04, 2017 6:32:20 PM
Attachments: [image002.png](#)

To whom it may concern,

The desire of the HB 2004 is understandable. I would request anyone supporting the bill to:

1. Buy a rental property. This will help increase the supply of housing and drive rent rates down. If you won't buy, why? In case money is of concern consider using your retirement to purchase the rental so you can truly help tenants. To prevent this being considered self serving, as I am a professional property manager, I would suggest managing it yourself to see how it goes.
2. Imagine you and or your family live next door to a bad tenant. It is very difficult for police to get rid of bad tenants and it is difficult ever so more for property managers. Consider the tenant is harassing and intimidating you or your family. Will you or your family members testify in front of a judge to get the problem tenant removed on a For-Cause notice that has turned into an eviction? If not then the landlord will have no recourse to help you.
3. Imagine you own a rental and you sign a contract with a tenant for a specific term. Then the law changes and says you don't get to end that contract without paying the other party to end. Also the other party can end without equal notice or expense. (There does not appear to be any other examples of laws that alter contracts between two parties that have been in place or equally negotiate between them. This is not in line with the American way.)

It is unfair to blanket the entire market with HB 2004. We have already noted a rental sell off scare due to this bill being proposed. The purchasers of the rentals are owner occupied buyers that are taking the rental homes out of the pool for renters to use, thus shrinking the pool of rentals. Investors are also holding and not purchasing because of these proposed law changes. If the environment is too contentious then investors will put their money in other industries and real estate in other states. I strongly request that HB 2004 is not passed, as its bad for tenants in the long run and we would prefer to help them.

Thank you,

Jason Evans, RMP®

Principal / Oregon Licensed Property Manager

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