

From: Vern Johnson
To: [SHS Exhibits](#)
Subject: Bill HB2004-A
Date: Thursday, May 04, 2017 7:03:33 PM

I live in Salem and have lived in Oregon my entire life. I am a landlord and try hard to keep my tenants. With that in mind, my rents are lower than average as it rewards good tenants. Over the last ten years, with 21 units I have had four bad tenants. All did major damage to the units and never paid for the damage. With this new bill, I will be forced to raise rents, as I must pay for the few who misuse their rented property. I have some tenants that have been with me for over twenty years. If this bill passes, I will be forced to raise rents. This is a bad bill and does not address the problem. We, as a City and State, do not make it friendly for people to invest here. We are charging too much for the average investor to take a chance and build more rentals. If you pass this bill, you only hurt the ones you say your trying to help.

Vern Johnson