

I'm a landlord in Lane County, and I urge you to oppose HB 2004-A. My husband and I have a number of rentals and we tend to rent to the people who nobody else wants to take a chance on because we believe that bad things happen to good people and sometimes they just need a second chance. We have not raised our rents for probably 10 years for any of our existing tenants and rarely raise them at all until a tenant moves out and we get a new tenant in. The maintenance on our properties far outweighs any money we have ever made on these rentals and our other income is fixed as we are both retired. The one reason we have always felt comfortable renting to people who don't qualify by most people's rental standards is because of the "No Cause" eviction. We have always felt that if for some reason they became a problem, we could always give them a No Cause eviction and not have to rely on legal processes which cost more than we can afford. If this measure passes, we will have to get out of the rental business as quickly as possible. We will be forced to stick to very stringent standards for who we rent to in the meantime.

We believe in helping people and I understand the issues that renters have but HB 2004-A is not an answer to the rental shortage. If anything, we believe that it will make it worse because all of the landlords we know feel the same way that we do. They plan to sell their rentals if this passes as well.

*Thank you for your time.
Cindy and Bill Watson*