

Hello,

As landlords, we are very concerned about Housebill 2004-A! We definitely oppose it! We find that this would negatively affect us, costing us in our right to be able to raise rent, costing us financially if required to pay relocation fees if we ask a tenant to vacate, and banning us from no cause notices (except in certain situations). Those are all very serious things!

We have owned rental properties for approximately 35 years and have tried to be very fair in our rent prices & fair to the tenants who live in our places & we are not taking advantage of them. This bill would have such a negative effect on us and other landlords.

Please, please do NOT pass it! Landlords need to be protected too.

Thank you for taking the time to read our email.

Greg and Christine Hutzell

**Rent control is bad for our economy. And why should you pay a tenant to move in order to obtain your property back? Here's what the bill does:**

Allows for San Francisco-style rent control, or worse; Virtually eliminates Oregon's no-cause eviction law; Requires all fixed-term tenancies to continue indefinitely, solely at the discretion of the tenant; Requires landlords to pay for evicted tenants to move; and Allows tenants one year to file a complaint for any violation of the bill with 3-months rent + damages due to the tenant.

Economists agree: **Rent control hurts the very people it's supposed to help.** Capping profits discourages investments in multi-family units. Existing units will be converted to condos and developments in the pipeline will be changed to owner-occupied units as well.

**This is a bad policy at the worst possible time. Our housing supply is already years behind.**