

## Rosenberg Corey

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**From:** Russell Smith <smithandgoldsmith@yahoo.com>  
**Sent:** Friday, May 05, 2017 4:03 PM  
**To:** SHS Exhibits  
**Subject:** Please Oppose HB 2004-A

I am an owner/manager of a small family run rental properties firm in Salem, Oregon. I urge you to vote NO on HB 2004-A.

Decades of data do not support the effectiveness of rent control. It reduces the incentive to invest, and will pass the increased costs of management down the line to those that can least afford it. The loss of our no-cause notice will eliminate the last most effective tool in our belt to eliminate problems before they become acute and effect other neighbors around them.

Please vote No on HB 2004-A

Thank you,

Russ Smith for  
Smith and Goldsmith, Inc.  
Rental properties  
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