

I am a small landlord in Multnomah County, and I wholeheartedly oppose bill 2004-A. I have 3 properties, which is mine and my husband's retirement nest. My husband and I are in our late fifties and are naturalized immigrants from the former Soviet Union who came here as refugees. Now, I am a social worker working for non-profit, which pays me small salary based on the grants that may or may not be extended annually. My husband is an IT professional and has been unemployed for 13 months. We both have worked hard to buy and maintain these properties. We lost our retirement funds during recent recession. The rent from these properties is our lifeline to survive financially and not to open bankruptcy.

During 20 years we own these properties, we have had tenants who destroyed our properties before moving out, police on premises, people who became drug addicts, domestic violence, attempt of suicide under influence, and on and on and on. It always costs us tens of thousands to fix the properties after tenants move on, which we have borrow from credit line or relatives . It takes several months to find decent tenants as from hundreds who applied just a very few have relatively fair credit and rental history, without evictions, utilities in collection, criminal records, and so on.

This bill HB 2004-A if approved will be devastating for my family.  
Please keep in mind landlords such as us when you vote for it.

Best regards,  
Rita and Mark Shmulevsky