

Dear Representative,

Please vote No NO NO NO NO NO against HB 2004-A.

I am a local landlord in lane county, been a teacher for many years, mortgaged my house to obtain my 4 plex in Creswell where I provide a 1 bedroom and 3 2 bedrooms at \$550 to \$585 a month, very reasonable for working families.

I purchased this property in hopes to bolster my retirement funds.

If HB 2004 passes, I will have to sell my building and prices for new buyers/investors will spike the rent prices as it just happened to the building next door to me, same 2 bedroom like mine, they rent for \$800.

I would have to sell my building that I have owned for 10 years as I wouldn't be able to pay for tenant re-location expenses. I am paying out of pocket already just to keep up with expenses.

I'm sure I'm not the only landlord who will have to come to this extreme, it will hurt me as well as my tenants who were so thankful to find the apartments that I offer at such a low rate.

Also, an increase will fall to local police to take care of things that I as landlord would take care of thru a nocause eviction after I've repeatedly tried to work with the tenant.

Please VOTE NO against HB 2004, get another bill that works for small local landlords who diligently have kept rents low and worked together with low income Oregon families.

Thank you, connie