

Dear. Senators,

As a landlord of 2 rental homes I'm requesting you to oppose HB2004, handcuffing all small landlords. This attempt to help tenants is a disaster forth- coming. Landlords who raised rents by \$400 or more are the

Culprits who caused this uproar. No Cause termination saved my retirement. It allowed us to remove tenants for nonpayment of rent, using & selling drugs, extreme property damage. The last cost us \$7,000 to make it habitable. No income there. I am not a slum landlord. I have had rentals in OR for 35 years and served 5 No Cause terminations. Please consider OUR side of this situation. Look at those greedy landlords who are hurting all those poor souls, making life hell for their tenants Thank you for serving the people of Oregon. God Bless you.