

From: Roxanne Christensen
To: [SHS Exhibits](#)
Subject: Landlord opposed to HB2004
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My husband and I have rental properties in Oregon. We are 'Mom and Pop' landlords, but have more than 4 units so the proposed bill would greatly affect us. The proposed HB 2004 law change in Oregon is very discouraging and really makes us not want to be landlords in Oregon any longer.

The worst part of the bill is the requirement for landlords to pay a tenant whom has broken their lease and is being evicted for 'cause' a payment equal to one month's rent!

This is ridiculous.

If HB2004 is passed this is what we will do:

1) We will immediately begin selling our Oregon rentals and invest in Washington instead where laws are fair for landlords.

Of note, many of our rentals are single family homes that will very likely be removed from the rental pool once sold.

2) We are planning to build more rentals and we will not do this in Oregon, we will build in Washington.

3) We will need to begin using much stiffer criteria to have a rental application approved thus making it even harder for tenants with a 'less than perfect' application to find a place to rent.

4) We will need to start charging higher rents since these law changes will increase our operating expenses.

HB 2004 is only going to make the rental situation worse for renters.

Passing this law is not the answer to the problem. Supply is the problem. This needs to be addressed.

Roxanne

