

From: Deborah Pollard
To: [SHS Exhibits](#)
Subject: HB2004A
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I oppose this measure. I am a landlord in Jackson County and have been for the last 30 years. We have many tenants who have never received a rent increase. I have in many cases have gone over 5 years up to ten years without raising rents. If my expenses increase by the possibility of paying someone to relocate I will raise rents as often as legally possible to protect against possible loss of funds in the future. I think it is unfair to limit lease time frames as it does not allow for planning and efficient change in tenancy. When I have a good tenant who saves me money by taking good care of property and not causing damage and I can plan when tenancy may end, I am less inclined to raise the rent.. However, if I have less control on time frames of tenancy and the possible liability of relocation fees, I will need to keep rents as high as possible to protect myself against possible future losses.

Sincerely,

Deborah Pollard