

**From:** Susan K Whitney  
**To:** [SHS Exhibits](#)  
**Subject:** HB 2004A  
**Date:** Thursday, May 04, 2017 4:13:49 PM

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To whom it may concern,

I have become a landlord in Oregon within the last year.

I charge just enough rent to cover taxes, insurance and interest on my investment.

I am very sympathetic to renters and figure that they should not be my source of profit but should just cover living expenses. My profit should come from holding land for the long term.

Now that HB. 2004A is before the legislature, I am reconsidering the advisability of holding my former home as an investment.

In my experience, the private individual renting out a home does not make much money, it is just a way to hold onto property for later. Now if we cannot even evict a renter who is destroying that property, with out proof and a court procedure, you risk losing all of the landlords who charge fair prices. You will only have corporate landlords left, who care nothing about the rental families, and affordable prices.

Please reconsider this bill,  
Susan W. Kurtz