

From: Tiffany Laviolette
To: [SHS Exhibits](#)
Subject: HB 2004-A
Date: Thursday, May 04, 2017 11:25:32 AM

Dear Chair Gelser, Vice Chair Olsen and Members of the Committee:

I urge you to vote NO on HB 2004. This will not help the housing industry - but, I believe, actually hurt the housing industry.

We are in a shortage of housing supply right now. Inventory on the market to rent or buy is at record low levels.

Demand is up as Oregon is a wonderful place to work, live and retire.

By enacting the items in this bill, more owners of rental properties may decide to sell which will lower the supply of available rental properties.

By limiting how much an owner can raise the rent - will also deter them from maintaining the property - or making improvements. The rent we do receive from our rentals is sometimes barely enough to cover the mortgage payment, insurance, property taxes, repairs, maintenance, landscaping, utilities, HOA dues, general upkeep and emergency repairs.

All a landlord wants is a tenant who respects the property that we are entrusting them with, to pay their rent on time, report maintenance issues so we can fix them, and not violate the rules within a specific property. Rules are in place to protect the asset and other tenants as well.

In my business, the majority of the no-cause notices we issue are for owner's who have decided to sell or move back into the property. However, if a tenant doesn't respect and care for my property - why should I pay for their moving costs? If I decide to sell - why should I pay moving costs? Does the mortgage company help pay MY moving costs? Again, my owners who own homes that are rentals are not bad, greedy or multi-millionaire landlords! They may be an "accidental landlord" who decided not to sell - or maybe they could not sell - when they moved - and actually helped the housing shortage - by offering their home for rent. And now, if they want that home back, they have to pay moving costs? That is ludicrous.

To own a home is the American Dream. To entrust that American Dream with basically a complete stranger (a tenant) - who then obtains more rights than the actual owner of the home - is a flawed concept.

Please vote no on this bill.

Thank you,

Tiffany Laviolette

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