

## Rosenberg Corey

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**From:** jhrealty@frontier.com  
**Sent:** Thursday, May 04, 2017 11:44 AM  
**To:** SHS Exhibits

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HB2004 should be denied. I am a property manager and have managed property for 34 years! HB2004 will penalize good landlords just for being landlords. This bill discriminates against free enterprise. Landlords will sell their holdings to avoid the pitfalls of HB2004---rent caps, 90 day with no cause notices, etc. Those rentals will no longer be available to the rental market. This bill does not address the reality of FEDs. FEDs are necessary in some certain circumstances and all small claims courts have mediation to allow tenants to speak their piece and negotiate a move out date or make arrangements for past due rents. /Tyhe landlord OWNS the rental. The Tenant is obligated to take care of it and treat it as their own. Some tenants take advantage of landlords with no respect for their houses. These tenants can be dealt with as the law is already set up for this and has been for quite some time. Making tenants irresponsible for their actions is not a legal option and 2004 allows that. Vote no on this bill, I'm available for any discussion you may want Joann Hansen, Joann Hansen Realty LLC. 541-269-5858. You may want to check my credentials. I have been in real estate since 1978, served as President of the Oregon Association of Realtors, a member of the Oregon Real Estate Agency Board and a Planning Commissioner for the County of Coos. Please call anytime.