

From: aljaroberts@juno.com
To: [SHS Exhibits](#)
Subject: HB 2004
Date: Thursday, May 04, 2017 8:31:05 PM

Again, I would like to voice my opposition to HB 2004. I do not believe every landlord in Oregon should be held accountable for the rental problems in Portland. Without the ability to use no cause evictions, it will make it difficult to deal with problem tenants who have not actually broken tenant rules but simply become a problem to deal with and a nuisance to the neighbors. I know from experience it does happen. I also do not believe rent controls are a solution to affordable rental housing. As a landlord, if this bill passes I will find it necessary to maximize my rents in order to deal with the problems that I believe this bill will cause me, not only causing me to suffer but my tenants as well. How long will it be before all industry is regulated in this matter controlling how business operates and controlling the prices of goods and services? I no longer feel that I own a business but it is the state that runs my business affairs.

I again urge you to defeat this legislation.

Allen Roberts
Landlord in Linn County Oregon since 1975