

From: dci
To: [SHS Exhibits](#)
Subject: Be advised that I am against HB 2004
Date: Thursday, May 04, 2017 12:14:13 PM

Sent from my Verizon, Samsung Galaxy smartphone

From: ethanscarlphone
To: [SHS Exhibits](#)
Subject: HB 2004
Date: Friday, May 05, 2017 2:41:07 PM

I trust you will be supporting HB 2004. It is so important for so many of us.

Sent on my Samsung Galaxy S® 5

From: MAIL
To: [SHS Exhibits](#)
Subject: HB 2004-A
Date: Thursday, May 04, 2017 1:16:40 PM

I'm a landlord in Multnomah County, and urge you to oppose HB 2004-A.

From: striplinbus@gmail.com
To: [SHS Exhibits](#)
Subject: HB 2004-A
Date: Thursday, May 04, 2017 3:46:15 PM

Can't tell you how much I oppose this Bill. I I have one small rental unit. You would make a hardship on me trying to make it an asset instead of the likability. Please please please

Sent from my iPhone

From: Jwbylsma
To: [SHS Exhibits](#)
Subject: HB-204-A
Date: Thursday, May 04, 2017 1:37:20 PM

As a landlord this bill doesn't encourage me to provide more housing or stay in the rental business.
What is this bill trying to resolve overall?
I'm in the business of providing housing that gives me a return when it's occupied by paying tenants.

Sent from my iPhone

From: JJD PropertyManagement
To: [SHS Exhibits](#)
Subject: HB2004
Date: Monday, May 01, 2017 9:13:10 PM

This bill will stop me from growing my business. I will definitely vote against those who support it. Its time to stop this foolishness.

From: Office The
To: [SHS Exhibits](#)
Subject: HB2004
Date: Thursday, May 04, 2017 3:27:24 PM

Hi,

I oppose HB2004-A, I do not believe this is the solution to the problem.

From my experience as a professional property manager, an overwhelming majority of property owners care about the wellbeing of their tenants as well as providing a good place for their tenants to live.

The amount of "No Cause" evictions in response to a maintenance request as a retaliation by a landlord is extremely low. The overwhelming majority is due to a tenants failure to adhere to the terms of their rental agreement. A "No Cause" eviction is a necessary tool to help maintain the quality of tenants as well as give the owner the option to take possession of a house/unit that they own.

I also believe property owners should have the ability to increase rents at the property that they own. For the most part, rent increases are necessary to bring lower rents to market or to help recoup money that was spent on capital improvements.

Yes, there are bad landlords. They make up a very small percentage of the landlords in this state.

Please don't let them ruin the reputation of the good landlords that truly care about their tenants and their owners.

Best,

At Home Properties, Inc.

From: Terrace Homes
To: [SHS Exhibits](#)
Subject: HB2004A
Date: Friday, May 05, 2017 9:11:13 AM

We own and manage a mobile home community in Reedsport. Our space rent is currently very competitive and we have had only 2-3 evictions in the last 25 years (for cause). Our tenants rights are protected through the current statutes all ready in place. We see no need for this additional bureaucratic control.

Koning Family LLC
Florence OR 97439

From: PRe9157826@aol.com
To: [SHS Exhibits](#)
Subject: HB2004-A
Date: Wednesday, May 03, 2017 6:51:18 AM

Please do not pass HB2004-A. This bill is so detrimental and will cause many landlords to reconsider whether they want to have rentals. If you are trying to protect the tenants with this law, it will backfire. There will be less and less rental units available with laws like this. Landlords need protection, too.

From: jkcreason803
To: [SHS Exhibits](#)
Subject: I am a landlord in Umatilla County and I urge you to oppose HB 2004-A. This will cause all landlords to scrutinize all potential tenants much more. Even though you would like to give tenants that have had financial issues in the past a "second chance" ...
Date: Thursday, May 04, 2017 11:38:28 AM

Sent from my U.S. Cellular® Smartphone

From: +15039750543@tmomail.net
To: [SHS Exhibits](#); [Sen Courtney](#)
Date: Friday, May 05, 2017 3:11:41 PM
Attachments: [text_1494022291293.txt](#)

I mean HB 2004!



T-Mobile

This message was sent to you by a T-Mobile wireless phone.

From: +15039750543@tmomail.net
To: [SHS Exhibits](#); [Sen Courtney](#)
Date: Friday, May 05, 2017 3:11:21 PM
Attachments: [text_1494022269049.txt](#)

Yes 2004!



T-Mobile

This message was sent to you by a T-Mobile wireless phone.

From: mpmgt@centurylink.net
To: [SHS Exhibits](#)
Date: Friday, May 05, 2017 8:00:51 AM

To all it may concern

I this bill passes it will raise rents. I will have to screen tenants extensive enough to eliminate all lower income families It will require 3x times net income to qualify and rents will be increased enough to cover any losses from reinvestment's

Please do not let this bill pass

Landlords pay high prices for property and should be allowed to make a reasonable profit

Sent from [Mail](#) for Windows 10

From: hall.benjamn@gmail.com
To: [SHS Exhibits](#)
Date: Friday, May 05, 2017 4:58:19 PM

I am a renter. I urge support of HB 2004.

Sent from my Huawei Mobile

From: dreams2realityproperties
To: [SHS Exhibits](#)
Subject: No on HB 2004 A.
Date: Tuesday, May 02, 2017 10:19:54 AM

I am a small time landlord with 3 rental properties. I started purchasing rentals to build for my retirement. I took everything I had to get my rentals. I do not charge the max rent possible-in fact all of my rentals are way under market rents. I have long term tenants that are happy to be in my homes. If this bill passes, I will be forced to increase rents yearly just to cover the increasing taxes/utilities. I will also be considering selling my homes which will take more homes out of the rental market. I do agree that something needs to be done to help the housing crisis but this bill is NOT the answer.

Sent from my Sprint Samsung Galaxy S® 6.

From: Viking Property Management
To: [SHS Exhibits](#)
Subject: No on HB 2004-A
Date: Thursday, May 04, 2017 11:33:14 AM

I am a property manager in Crook county. I urge you to oppose HB 2004-A.

Viking Property Management LLC (541)416-0191
779 N Main St. Prineville OR 97754
Office Hours: Monday Thru Thursday 8-4 Friday 8-1
Website at www.viking-pm.com

From: Century 21 Property Management
To: [SHS Exhibits](#)
Subject: Oppose HB 2004 A
Date: Friday, May 05, 2017 3:32:56 PM

I'm a property manager in Union County. I have already had 3 property owners sell their rentals because they are worried about the new laws being passed. HB 2004 A is going to make an already tight rental market even worse! Please vote no!

From: Rental Home
To: [SHS Exhibits](#)
Subject: Opposed to HB 2004-A!
Date: Thursday, May 04, 2017 11:37:45 AM

I'm a landlord in Jackson County, and I urge you to oppose HB 2004-A.

We moved to Oregon from another state (California). We owned 17 rental properties there and just sold them to invest here in Oregon where we reside. We have thus far purchased ONE property here in Jackson county. We have told our investment advisor to HOLD UP due to the unfavorable conditions for property owners in Oregon.

We have over 30 years of treating tenants fairly. We never needed laws to entice us to do the right thing. It's unfortunate that the actions of some property owners in Portland are going to affect the already low inventory of properties.

From: gstile
To: [SHS Exhibits](#)
Subject: Opposed to HB 2004-A
Date: Thursday, May 04, 2017 10:11:41 PM

I'm a landlord in Lane County, and I urge you to oppose HB 2004-A

From: kmewood
To: [SHS Exhibits](#)
Subject: Re: HB2004-A
Date: Tuesday, May 02, 2017 8:53:09 PM

I strongly urge a no vote on HB2004-A. This bill will not fix, even temporarily, the housing issues in the State of Oregon. It will have unintended consequences.

As a husband and wife, we saved and bought duplexes towards our retirement. HB2004-A puts undue constraints on our right to enter into a legal contract by making us end the lease after the first term. It also gives more rights of possession to the tenant than to the people who actually hold the mortgage and deed. While the tenant may call the unit "home", we bought and paid for the land and building. We own it, and should be able to get possession back with reasonable notice without having to pay anyone to vacate a residence that they do not own. HB2004-A allows no cause evictions within the first six months. If this bill passes, tenants can plan to move every 5-6 months. As an owner, that would be cheaper for us than being forced to be landlords for life.

From: rbf9193@gmail.com
To: [SHS Exhibits](#)
Subject: Rent control I have always tried to keep my rents reasonable and kept my two rental houses in LaGrande in XInt position. I have also had the misfortune of finding tenants that did everything in the power to make life hard with distorting my property. ...
Date: Wednesday, May 03, 2017 8:59:28 AM

Sent from my iPhone

From: Auntie
To: [SHS Exhibits](#)
Subject: Rents Are Too High
Date: Thursday, May 04, 2017 2:30:16 PM

Hello

I attended a debate between Margot Black and Gerard Mildner on May 3 2017. Ms Black clearly stated that rent control worked in Vancouver BC. She seems to have misspoken per the recent articles from that city, decrying the 10-30% increases in rent. The tight rental market is due to 3 factors: the rise of AirBnB, not enough units being built and those that are being built fall into the luxury category. Vacancy rate there is 0.06%. (<https://www.biv.com/article/2016/6/tight-rental-market-bc-landlords-dodge-rent-laws-f/>)

The same could apply to Portland. When there is too much demand and not enough supply, the price goes up. When wages don't keep up so that more people can afford to live in the style to which they would like to become accustomed, is it the fault of the landlord? If workers do not have the income to live where they would like in Portland, is it the fault of the landlord or the wage scale?

You might also ask why nearly the same number of permits for ADU's have been issued in Portland as permits for new homes. How does that help the supply of housing? Most of those ADU's will probably be used for short term rentals further eroding the housing supply.

Clearly, what Ms Black points to as a success story is not. Please take it into consideration before doing more damage to the housing supply.

From: samsheapdx@gmail.com
To: [SHS Exhibits](#); [Sen Courtney](#)
Subject: Send a message now!
Date: Friday, May 05, 2017 3:37:25 PM

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

I am a tenant. I belong in Oregon. I am a part of your community and my housing is not an option. We need to lift the ban on state-wide rent control. You must be accountable to your constituents

Sent from my iPhone

From: Abraham Fixes Bikes
To: [SHS Exhibits](#); [Sen Courtney](#)
Subject: Send a message now!
Date: Friday, May 05, 2017 3:31:25 PM

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

I am a tenant. I belong in Oregon. I am a part of your community and my housing is not an option. We need to lift the ban on state-wide rent control. You must be accountable to your constituents

From: saramb31 .
To: [SHS Exhibits](#); [Sen Courtney](#)
Subject: Support HB 2004
Date: Friday, May 05, 2017 2:30:18 PM

Protect renters from no-cause evictions and extreme rent increases. Housing is a right! You work for the people!

From: Laneaanicole
To: [SHS Exhibits](#)
Subject: Support HB 2004
Date: Friday, May 05, 2017 3:31:20 PM

Good afternoon,

I am e-mailing in regards to House Bill 2004 with my support, since it is unconstitutional to human rights and I believe that every person deserves the right to shelter without unjust and impulsive actions.

Thank you

From: yuvwah@gmail.com
To: [SHS Exhibits](#)
Subject: Yes on HB 2004
Date: Friday, May 05, 2017 4:37:02 PM

As a renter in Portland, I feel powerless against the whims of landlords. The costs of rent continuing to spiral out-of-control, and tenants have no power to counter the influence of greed on the part of landlords; we are relying on you to protect us legally. As an example, a friend of mine was given a no-cause eviction, and a couple weeks later the same location was listed for an additional \$1000 per month. The greed of these landlords must be kept in check. I live in constant fear of a no-cause eviction simply so my landlord can ask for more money from the next tenant. If it happens to me next, it would push me into poverty, and into a high(er)-crime neighborhood. Vote yes on HB 2004 as a stepping stone to curbing the rent crisis.

From: Cascadian Angel
To: [SHS Exhibits](#); [Sen Courtney](#)
Subject: Yes on HB2004
Date: Friday, May 05, 2017 3:40:12 PM

Hello,

I live in Portland and own a home, what, a times, I have rented, either completely or as shared housing (room rental).

I'm concerned that we have inadequate affordable housing.

No cause evictions without moving funds harms children and families and communities by causing instability and displacement, health problems related to stress, financial strain, houselessness, school and work instability, etc.

At least three times I have assisted women who have become homeless due to unfair evictions, either a renovation & huge rent increase, or someone evicted after reporting housing safety violations.

We need to do better for our communities, especially vulnerable citizens.

Please vote yes in HB2004.

I AM A LANDLORD/MANAGER IN KLAMATH COUNTY. DO NOT PASS THIS BILL HB 2004-A .It will hurt tenants and owners.

Senate Bill 2004A, takes away the rights of landlords, gives tenants the right to damage your property, and after doing so, must pay them to vacate. How crazy is that. All we want, good tenants, and hopefully enough money to pay our bills, keep propert...

Please stop this radical legislation, senate Bill 2004A. I.m a landlord, I want a few rights in being able to rent my property to good people. Definitely, don.t want to pay a destructive person money to vacate one of my properties. That.s crazy. Most ...

In response to the housing bill

If there is no income from my rental properties, then I pay NO real estate taxes or income taxes.

If you make it so hard to have rental properties, then I will sell and let the non-profits have the headaches

Please vote AGAINST House legislative measure 2004-A. House Bill 204-A is currently being proposed to eliminate many of the freedoms and rights currently granted to citizens of the state of Oregon. Rent control IS NOT THE ANSWER to a lack of housing and housing developments. It gives owners LESS incentive to continue to rent out investment properties and more incentive to sell them!!

Giving tenants incentive to screw their landlords over by disregarding the terms of their lease agreements or knowing they can give 30 day notice while we must give 60 or 90 day notice and are FORCED to renew leases is like giving children matches and telling them not to set the house on fire. ARE YOU KIDDING ME?

Nothing proposed eliminates any hardships on renters when you're causing them to pay for non-compliance notices rather than a "no cause notice to move" as a "goodwill" gesture from the owner to not deal with tenant drama. It causes more work for all parties involved and isn't even about renters rights anymore at this point -- it becomes an unbalanced control situation in which tenants have too much power over units they don't own.

I am a current renter myself and am NOT A HOMEOWNER. I am telling you that these restrictions on rent increases will smother the housing market in Oregon and there will be even fewer rentals as investors begin to leave the rental market here.

I strongly oppose HB2004-A. It is unhealthy, too restrictive, and doesn't do anything to address the real issues that renters are facing. It is like a bandaid on a gunshot wound.

PLEASE VOTE NO ON HOUSE BILL 2004-A!

I'm a landlord in Jackson County, and I urge you to oppose HB 2004-A.

From: nikkilmb@aol.com
To: [SHS Exhibits](#)
Date: Thursday, May 04, 2017 7:25:03 PM

I am a landlord in Polk county and I urge you to oppose HB-2004

Sent from AOL Mobile Mail

From: budzinski@aol.com
To: [SHS Exhibits](#)
Subject: HB2004-A
Date: Thursday, May 04, 2017 7:20:02 PM

This regulation could cause a sever lack of rental choices to tenants

Sent from AOL Mobile Mail

From: mar_c@efn.org
To: [SHS Exhibits](#)
Subject: HB2004-A
Date: Thursday, May 04, 2017 11:09:42 AM

i'm a landlord in lane county and i'm opposed to HB2004-A. please vote against it.

i'm worried about the proposed rent control and the longer & more complicated eviction process. . i've found that repair people, resource & supply shops have all significantly raised their prices, now the "recession" is allegedly over. the new prices are costing more that i would make up by raising the rent by the proposed amount. so i would be losing money. and, if having someone leave becomes more drawn-out and more complicated, that increases my costs also. once when i had to evict someone, i had to go to court - i won, but i never got my expenses covered. plus i lost rent and utility expenses and i had to do many repairs. some of the conditions in this bill also will mean that being a good landlord will take a lot more of my time. more of my time, along with higher repair and material costs, in a rent controlled situation, with less ability to move forward if the situation w/ the renter isn't working out = more work for less profit, very discouraging.