

**From:** Kurt Paulus  
**To:** [SHS Exhibits](#)  
**Subject:** HB 2004-A opposition  
**Date:** Thursday, May 11, 2017 3:44:17 PM

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Hello I am a small time landlord in Marion County and I am opposed to HB 2004-A. I feel a property owner should be able to make decisions regarding how much a rental rate should be. The market is what it is. Will the state of Oregon come to my aid if I am unable to rent my property at the rates you say I cannot exceed? What happens when there is a glut of housing or an economic downturn. Will the state help me roll paint on a weeknight when I am prepping a damaged unit for market? Will you help me out when a tenant damages a unit or a roof needs to be replaced? Do we get a guarantee similar to what the renters are getting here?

I sympathize with renters who are getting priced out of the market. It is expensive to own rentals. Last year I PAID to have rental property. It's a long term play with lots of heartache. I feel this legislation fails to take into account the burdens that already exist for landlords like myself. Please do what you can to oppose this. Thank you.

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