

From: Michael Robinson
To: [SHS Exhibits](#)
Subject: HB 2004-A
Date: Wednesday, May 24, 2017 8:13:47 AM

I oppose House Bill 2004-A.

I am a Salem local and landlord. My wife and I own a duplex as part of our retirement strategy. We pride ourselves on being fair and ethical to our tenants, and in keeping our property safe, clean and well-maintained. No-cause evictions are an essential tool for us to be able to maintain this standard. For-cause evictions can easily take 60-90 days to finally work. In the mean time tenants have way too much time to destroy our property and cause safety issues for the neighbors.

Furthermore, New York City and other large metropolis' have shown that rent control consistently decreases the availability and quality of available rentals by decreasing market incentive.

Please do not allow any legislation that would restrict my ability to keep my property safe and well-maintained. Also, please do not allow tampering with the important market incentives in the rental market.

Sincerely,

Michael Robinson
Salem, Oregon