

From: Lynn Baldwin
To: [SHS Exhibits](#)
Subject: HB 2004-A
Date: Wednesday, May 24, 2017 9:50:21 AM

We are a small landlord with only one duplex and oppose HB 2004-A. We urge you to vote against this bill. We have owned the duplex for 20 years and have always treated our tenants with respect and care. The one side has a 90 year old tenant who has been there for over 20 plus years and we have only raised her rent twice in that time which makes her rent substantially under market. On the other side we have had to use the no cause once to get a very difficult tenant out. She was going to the elderly tenant and surrounding neighbors begging for money to feed her kids plus not paying utilities bills which in Junction City creates a lien on our property. The house was filthy. It was the most expeditious and cheapest way to get her out. We were already in the hole as the damage exceeded the security deposit and there was no way we were going to be able to collect the balance. If we had to give 90 day notice and pay her relocation costs it would be adding an immense cost burden on us. We are senior citizens who depend on this little bit of extra income. Any extra costs and stress greatly affects us. Thank you for your consideration and hope you see that this bill creates a hardship for landlords that get stuck with a problem tenant.

Lynn and Jerry Baldwin
LeRoy and Clair Terrien
Eugene and Junction City, Oregon

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