From: Victoria Hawks
To: SHS Exhibits
Subject: HB2004

Date: Monday, May 22, 2017 2:43:55 PM

Please vote NO on this bill. The consequences may seem noble and protective of tenants, but one must also consider those who have carefully planned their retirement to include income from investments made. They should not be penalized by laws which restrict them from righteously giving notice to tenants with "no cause". It is a fact if some of them were given a "for cause", they might take it upon themselves to become destructive. No cause often means the difference between something fairly simple and something very detrimental to both parties.

Víctoría Hawks, ABR, AHWD, CRB, CRS, GRI Principal Broker Oregon real estate license #900200025



612 SE Jackson St., Suite 2 Roseburg, OR 97470

Office: **541-673-6499** Cell: **541-580-6498** Fax: **541-673-1131** www.HawksCo.com