

We currently represent approximately 60 individual owners of single family residences - We are very concerned about the provision in LC-18 for forcing owners to forgive any portion of unpaid rent and it's effect not only in the short term, but in the long term prospects of providing reasonable, affordable housing to tenants in rural Oregon - We rely on owners converting previously owned homes, typically from elderly parents that have no use for them any longer, or have passed on, to fill a critical need for housing in our area - I have seen our new inventory numbers plummet over the last 2 years, as families are finding the tenant/landlord regulatory environment becoming increasingly more unwelcome and uncertain for these private owners, and they make the decision to sell the properties rather than rent them out. This decision would be one more step in chilling an already cooling market.

James Booth, Office Manager

Dolphin Property Management

Office: 1245 Rhododendron, Unit B - Florence, Oregon 97439

*Mailing: P.O. Box 1668, Florence, Oregon, 97439*

Phone 541-997-7368 Fax 541-997-9440

website : <http://florencedolphinproperty.com/>