

To whom it may concern,

We are writing to voice our opposition to SB 282. As owners of a small duplex in Medford, we are concerned about the effect that this bill would have on this part of our income which supplements our social security. Allowing tenants to continue to not pay rent for another year and have as many "guests" as they want without any time limits is unfair and burdensome to the owners. We pay for the water, sewer and trash for our duplex whether the tenants pay their rent or not and we have done so for the past year already. An increase in the number of people living at the duplex increases the costs of these bills. An increase in the number of people residing there causes more wear and tear on the property and may be in excess of what the duplex and appliances were originally designed for, again placing the burden upon the owner who has to repair and maintain this property. We urge you to consider the effects of this bill on the "small" owners as well. It makes a lot of difference to us.

Ted and Rosemarie Howse