

## Rosenberg Corey

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**From:** Philip Gebhart <philip.gebhart@gmail.com>  
**Sent:** Tuesday, May 02, 2017 7:47 AM  
**To:** SHS Exhibits  
**Subject:** HB2004

I would ask that you appose HB 2004. HB2004 will not increase the availability of rentals in Oregon. If HB2004 passes, many of the small rental property owners I have talked to are considering selling the rental property that they own. The existing landlord tenant laws are fair and balanced, favoring neither landlord nor tenant. HB2004 would remove the ability of the owner of the property to control the property that they own to any reasonable extent. Landlords do not make money by evicting tenants for the fun of it. Any turnover of the rental results in a loss for the landlord--time to find new tenant, show the rental, do credit and background checks. We have used a "no cause 30 day notice" about 4 times in 13 years. Once, at the beginning of owning rentals, and the tenant was someone who we definitely could have used a "for cause" eviction notice Due to our inexperience, we were advised that a "no cause" was the safest and easiest choice. This is often the case for small landlords who do not have to do evictions on a routine basis. Removing this ability would likely result in nightmares for many small landlords. Currently, most individuals do not want to own rentals for the fear of a bad tenant. Removing the ability to use the "no cause" will keep many more from buying rentals, and for some of the small landlords to sell the few properties they own. At this time, we use the "no cause" for tenants who are not bad people...but make poor choices concerning our property. We feel that we need to limit additional damage likely to occur by the tenants poor choices, so we wan them out. But do not want them to be unable to find a another rental. IF we were forced to use a "for cause" like HB2004 demands, these tenants would have extremely limited ability to find a place to rent for many years to come (and yes, we have used "for cause" evictions on a few tenants who deserve it.)

Additionally, the amount of rent being charged is commensurate with the value of the property. As property values rise, it costs more to get a mortgage, pay property taxes etc. The real causes for the dramatic rise in rents are; the increasing demand for housing, the laws restricting building (like the urban growth boundary), the fees charged to build, etc. If a rental property owner is not allowed to charge a rent that is in line with what it would take to cover all of that, they would be better off to sell the property at the going market rate. This would again remove property from the rental pool. Allowing "rent control" will decrease the number of rentals available and keep any new ones from being built or purchased.

HB2004 is a "feel good" legislation that will result in the exact opposite of the intended help for tenants.

I urge you to vote NO on HB2004

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Philip Gebhart