

## **Rosenberg Corey**

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**From:** Sam Ennis <sennis1@yahoo.com>  
**Sent:** Tuesday, May 02, 2017 6:44 AM  
**To:** SHS Exhibits  
**Subject:** House Bill 2004

### **I want to express my opposition to House Bill 2004. For the following reasons**

1. Rent control will not produce more units to alleviate a housing shortage. On the contrary it is a way to ensure that new units are not built.
2. Rent control does not taken the financial status of the parties involved. For example I have had tenants whose income was much higher than mine.
3. It seems to me at least in Portland, that rents have stabilized.
4. When the rent control price is way below the market rent it is disincentive to owner to maintain their properties.

This may seem extreme, but to me rent control is a partial taking of property and redistributing it to others. Regardless of their financial means.

### **I would also like to address the 90-day termination issue.**

Tenant turnover is extremely expensive in the rental property business. Landlords do not lightly handout 30 day no cause notices. For example in one of my units, the housekeeping is terrible, the unit smells. The smell is so bad we literally can hardly stand to be in the unit. I and the property manager always wind up having discussion about whether we should give a 30 days notice to the tenant. We have given housekeeping notices. The discussion generally ends with "they pay their rent they don't bother other tenants" . What I am trying to say here is I don't use a no cause 30 day notice unless the tenant is a danger to the property or other tenants and it is hard to prove in court. I don't see how eliminating the 30 day no cause notice helps renters. As matter of fact I think it hurts existing tenants who want to live in a peaceful quiet community. 90 days can be a long time if your next-door neighbor is disrupting your life with loud noise etcetera. Also a owner might be tempted to not to give a notice because of to the financial cost, although one is needed for the good of the other tenants and the property.

Thank you for your time,

Sam Ennis