

## Rosenberg Corey

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**From:** matar@frontier.com  
**Sent:** Monday, May 01, 2017 10:41 PM  
**To:** SHS Exhibits  
**Subject:** vote no on HB2004

As an Oregonian and a landlord I am against the proposed rent control HB2004.

My wife and I have owned rental properties in Oregon since 1990 and have never given a No Cause or For Cause notice. But over the years I have seen rules put into force that are slowly taking control away from me as a landlord and unfairly giving more control to the tenants.

There are less and less equal rules in the rental industry. For example tenants only have to give a 30 days notice when they want to move but as a landlord I have to give them a 60 to 90 days notice to vacate. And on top of that I may also have to pay moving expenses.

There are obviously more tenants than landlords which makes their voice louder. But that doesn't mean they are following policy.

There is evidence to show that the majority of court cases involve landlords as the plaintiffs. Landlords have to spend money and take time from work to deal with these tenants.

Laws should be equal for both parties. Not favoring one side over the other. If a landlord is required to give a 90 day notice to vacate then the tenant should also be required to give a 90 day notice of intent to move.

The more unfair restrictions are put on landlords the less likely a person will want to be involved in the rental industry. Less rentals means less housing for people.

As a landlord, I have had this discussion with my wife. We are seriously thinking about selling our rental houses because we see so much injustice to landlords.

I am asking that you vote against HB2004

Best Regards

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