

Rosenberg Corey

From: Leslie Taylor <lmtcreative@gmail.com>
Sent: Monday, May 01, 2017 7:16 PM
To: SHS Exhibits
Subject: Written comments opposing HB2004-A

I own property at 1068 NE Park View Ct. in Bend, Oregon, 97701 and I hereby oppose and ask that you do not pass HB2004-A.

Like many homeowners, I bought at a horrible time--2006--and intended to live in Bend, Oregon for many years. Sadly, the employment market is scarce there and you are drastically underpaid. After two years I accepted a position in another state and was forced to either rent my home or suffer huge losses for myself and my parents via foreclosure or short sale. Unlike many....I stuck it out. I often lost money, month after month for about 5 years. In addition to this, I have had several terrible renters....7,000 in damage for flooding the upstairs, 7,000 in damage because they had 6 people living there not the on the lease, not paying rent, etc. Thankfully, I was able to avoid the additional expense of court and was able to get bad tenants to leave without force or eviction.

Are these all "with cause" reasons to terminate? Sure. But it's expensive to replace renters...you have more maintenance costs, turnover costs, stress, legal fees, property management fees, etc. If it were not for the recent years of being able to charge fair market rent to recoup my losses, the home would continue to drain me and I would have been forced like many to just walk away.

In addition, tenant/landlord laws are already complicated. I read over the proposed changes and I'm sorry, they are way too over-reaching and complicated. How can you place rent controls when I'm not able to control the real estate market itself? That dictates the price of the rent. Renting my \$350,000 home for \$1100-\$1200 was beyond painful and now that I'm finally able to charge what it's worth (\$1600-\$1900), you want to introduce rent controls and make it more difficult to control my lease periods? Someday when my home isn't underwater, it would be great to be able to sell it and not lose money after investing in it for 10 years (oh and my parents invested \$100k as well).

Are there terrible landlords out there who throw out tenants and jack up rents for no reason? Sure....they exist everywhere. Does that mean all "landlords" be punished with over-strict laws requiring 90 to 120 days notice? Telling me when I can decide to put my home on the market by these notices? Asking me to pay tenant's relocation costs!?!??? Not allowing me to increase rents to fair market rate to recoup all the horrible years of losses and damage?

No! As soon as I was unable to work in Bend, Oregon and live in my home, I became classified as an investor and was forced into this landlord life. I couldn't refinance....nothing. So here I sit...just trying to wait for the market to come up enough to not lose my entire life's savings. I have always been more than fair to my renters and I have lost money in almost every scenario when I have been nice.

Because this legislature is on the table, you can be sure I will not sign more than 5 month and 29 day leases from now on. It's the only way I can protect myself from getting worked over by more renters. Please consider scrapping this and reintroducing more moderate legislation so you aren't hurting landlords like myself who are one of the good guys.

Sincerely,

Leslie Marie Taylor