

## Rosenberg Corey

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**From:** LJ Gunderson <lj@easomproperty.com>  
**Sent:** Tuesday, May 02, 2017 10:10 AM  
**To:** SHS Exhibits  
**Subject:** HB 2004-A

I AM AGAINST HB 2004-A – IT IS A BAD BILL THAT SHOULD NEVER HAVE BEEN WRITTEN!

The legislature is slowly taking all rights away from landlords just because of a few bad eggs out there that are the real issue. For everyone else who follows the laws and runs their businesses professionally – we are being penalized!

Rent control is not fair – as prices go up – so do our expenses and to not be able to put a price on a property that is in line with the current market is not fair to our owners. To be forced to pay to get a tenant out is insane! Absolutely ludicrous!

If we need to get a tenant out – there is good reason for that which usually means they are deadbeats who could be damaging the property, they could be hoarders, they could have made the property the “eyesore” of the neighborhood, there could be drug activity, they might always be late on rent and are chalking up late fees we know will never be paid, they could be doing a variety of things that have a negative impact on the property and the neighborhood and that is why we need to get them out.....NOW YOU WANT TO FORCE US TO PAY THEM MONEY TO GO AWAY??? Who’s writing these bills anyway????? What a stupid, not very well thought out reason to create more red tape for landlords to cut through!!!

Do you realize what a 90 day notice means to a property? To a landlord not being paid because of a deadbeat tenant? What about the homeowner who has a mortgage to get paid? You are giving too many rights to tenants that are not warranted and at the same time you are slapping the hands of tax paying, home owners in the state of Oregon.

If this bill passes, it will increase our costs and tie our hands so badly that we may close our business and move out of state as a result!!!

VOTE NO ON HB 2004-A

~ LJ

*LJ Gunderson*  
**Vice President, Broker**

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