

## Rosenberg Corey

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**From:** Vernon Property Management, LLC <vpm@rentalsinbend.com>  
**Sent:** Tuesday, May 02, 2017 9:53 AM  
**To:** SHS Exhibits  
**Subject:** HB 2004-A

I am writing to urge you to vote against HB 2004-A. As a landlord and also a property manager, I have already seen the effects on tenants based on the fact we will not allow ANY marginal tenants to be approved. If we will not be given the ability to get rid of a bad tenant or would have to pay to have them move, we will process their application with a fine tooth comb and will deny applicants based solely on whether they will be excellent tenants. This will affect a majority of potential renters.

Landlords do not get rid of good tenants. We are in the business of providing housing as a way to make money, just as a clothing store does not provide clothes as a charity even though we know everyone needs to wear clothes. You do not limit what a clothing store can or can't sell or for how much. We purchase a home as an investment and provide that to someone that is NOT able to purchase their own home or chooses not to buy. In trying to provide more housing you are making it harder on potential tenants and this will result in LESS homes available due to the fact that we'll only rent to the cream of the crop. Private owners will sell their rental properties since it will be an undue burden for them to pay for someone to move or worse yet, have to put up with someone that is not taking care of the property correctly or is a problem for other tenants (drugs, fighting, noise).

Supply and demand is how a capitalist system works. More homes are what is needed to lower rents as well as bringing down the SDC's (System Development Charges) which run up the cost of building more homes. There are many other ways to ease the housing shortage but penalizing owners and forcing them to pay moving costs and not allowing notices to vacate is not the answer.

I highly urge you to vote NO on HB-2004-A. Thank you.

Robin Kaai  
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