

## Rosenberg Corey

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**From:** Kesterbrookk <kesterbrookk@aol.com>  
**Sent:** Tuesday, May 02, 2017 12:07 PM  
**To:** SHS Exhibits  
**Subject:** HB 2004

Our names are Kelly Esterbrook and Jim Terhaar. We are landlords in Central and Eastern Oregon.

WE ARE EXTREMELY OPPOSED TO HB 2004 AND URGE YOU TO VOTE AGAINST THIS BILL !!!!

We create and manage our rental units. We work at this everyday/full time (+) to provide quality properties, keep them in good condition, keeping the tenants and the neighbors happy. We also have government contracts to support wildfire camps in the summer. This extra work helps us to have money to maintain our properties and to create new ones when we can. This is all to hopefully, be able to retire and know we are taken care of as long as we live.

We have been doing this work for over 10 years. Its boring to tell you how hard we work at this. The HB 2004 bill makes us feel even more 'worked' and 'weary'. We will be considering not only the financial and physical detriments to our properties that this bill could potentially create but also; the decrease in the landlord's t authority to control their property and not be threatened by tenants. Tenants could use this bill to their own financial gain by having the landlord move them and/or leave the landlord high and dry after having been given a 3 month notice. In some instances, being able to give a tenant a notice without cause is in the interest of avoiding a harmful situation to neighboring tenants, the landlord, the property.

This bill is truly scary to us. We are opposed to the unfair unbalanced proposal mandating us to give tenants 3 months notice AND pay for a tenant's move in upwards to \$5,000. We fear nightmares to come with this imbalance of proposed law. For the wrong tenants; this gives way to much control to the tenant and can be used very unfairly against landlords.

In our opinion, this bill assumes that the majority of tenants are mistreated by Landlords, therefore, penalize all of landlords without looking at the deeper harmful reverberations to both tenants and landlords.

**For the number of wrongful evictions that this law is intended to help; isn't there already a court system to deal with this?**

We treat our tenants with respect and dignity. This proposed HB 2004 law does not in turn treat the landlords or 'providers of housing' with the same respect. **This bill takes away the rights of property owners and creates potential financial nightmare for both tenants and landlords.**

Please consider the following in your votes:

Does this bill create more housing?

Please consider the percentage of tenants that are truly treated unfairly vs. the larger number of tenants and landlords who will be; not only adversely affected financially but, also unnecessarily thrown into the whirlwind of negative trickle down effects from these imbalanced proposals.

We are opposed to the tenant in effect having control of our property and our futures (retirement investments).

With these unbalanced and unfair laws we will be reconsidering our investment choice to provide housing and rentals. Its a very hard business that we work way too hard at already. This bill will be a financial and emotional detriment to us as landlords and that essentially can be passed to the tenant.

Thank You for your ear, time and service;

Kelly Esterbrook and Jim Terhaar

Oregon landlords