

Rosenberg Corey

From: Marvina Coleman <marvinacoleman@gmail.com>
Sent: Tuesday, May 02, 2017 4:39 PM
To: SHS Exhibits
Subject: HB 2004-A

My name is Marvina Coleman. My husband and I have 79 rentals in Yamhill County. We are not big business. If the senate approves this Bill, this will have a negative impact for us. It is rare that I use a no cause eviction notice but when I do, it is usually on some of my most difficult tenants. For the most part, I find I have great tenants and really do not have many issues. But having the option to use a no cause notice on ones that are so challenging, is essential. I fear that if I have to turn to an attorney to help me with an eviction, my costs will go up and then in turn, the rent.

Rent increases is another issue. I have talked to several landlords and just the mere mention of rent control has caused them to increase their rates dramatically. I think that by trying to control the rent, you just ensure that it will go up. In years past, I have not raised my rents by 5%. Sometimes, I don't even raise rents. However, if rent control is implemented by the passing of this bill, you can be assured that every time I am able to make a rent increase, I will. I will also increase it the max amount allowed. I feel that putting rent control measures in place will actually increase rates more than if you just let the market dictate the rental rates.

My plan will be to put a huge increase on my security deposits. I am currently at \$1400 for a deposit. However, if I feel I may need an attorney to protect myself in an eviction, because I can't use a no cause notice, I will increase my deposits. A single go round with a tenant can be in the thousands of dollars. This huge increase in security deposits will price the people you are trying to protect, right out of a home.

I ask you to vote no on passing HB 2004-A. If you have any questions, please feel free to contact me at 503-560-6266.

Thank you,

Marvina Coleman