

Rosenberg Corey

From: Andrew Staab <staab67@yahoo.com>
Sent: Tuesday, May 02, 2017 4:25 PM
To: SHS Exhibits
Cc: Tiffany Wheeler
Subject: Please vote NO on HB 2004-A

As a voting democrat, I urge the Senate to reject the idea of radically changing the rental laws in Oregon. We own a rental in Beaverton. My wife and I are not rich. I am a government worker at Metro in Portland and she is a real estate agent. We have never raised the rent on a tenant nor have we evicted anyone. We do not make money on our rental and are simply holding it for retirement. But we have discussed selling it if this law passes. The idea that we can't easily evict renters who are difficult is preposterous. And the thought of having to **pay** for the tenants to move if we raise rents is infuriating. And the idea that we may be stuck continually renewing a lease year after year at the whim of tenants we may not like is just too much.

The entire reason for these proposed radical changes is over the greed of some landlords continually raising rents in response to the market. Instead of negatively impacting every single property owner and passing a law that will result in many rentals being sold out from under the renters, why not just address the real issue? Just pass a law that limits rent increases on any given property in any given year. When rents can only be increased by 5% (for example) on any given property in a given year it will eliminate the huge increases in rent. And evicting people to get around a law that prohibits steep increases on tenants will never occur because the max rent increase on the property is 5% per year (as in my example above) regardless of whether the rental remains occupied. And no-cause evictions won't increase because there is no benefit to evicting someone since you can't raise the rent more than 5% anyway (again, following my example above).

We barely make the numbers work for our rental as it is now. We had to refinance it just to put a new roof and sliding glass door on it. And we had to take out an equity line of credit just to buy it in the first place.

I just can't see keeping this property if all our rights as property owners are taken away. And less rentals will just mean higher rents for those looking for homes.

Please reject this bill and work towards a solution that doesn't negatively effect so many people.

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