

## Rosenberg Corey

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**From:** becky allen <lapine.property.management@gmail.com>  
**Sent:** Tuesday, May 02, 2017 3:49 PM  
**To:** SHS Exhibits  
**Subject:** Landlord tenant law

I am so against Hb 2004 A.

I understand that there are landlords out there that do not follow the laws but their stupidity shouldn't be taken out on the rest of us.

Tenants need to remember that they are not part owners in the house that they live in. If they want ownership and entitlement then they should probably go buy their own house and take on the responsibilities of owning their own house.

If this passes it will affect my business drastically. I have several owners that live in California and they have told me that they would never own a rental in California because the landlord tenant laws are so out of balance. So if Oregon follows California landlord tenant law I can see my California home owners selling their homes instead of renting them.

I have two rental homes myself and I am seriously considering selling my own rental homes because of this proposed law.

Where is everybody going to live if homeowners stop renting out their homes?

I have a lot of really good tenants that have lived in the same home for many years and I very seldom raise their rent and if I do raise their rent its a small amount. But now I feel like I need to raise everybody's rent so that nobody is paying under the market rate to protect my homeowners. If this law passes we will be stuck at the low price that they are now paying.

Paying a tenant to move out of your house is just a crazy idea I don't no how it ever got this far. I work too hard for my money just to hand it over to somebody so that they can move.

Anyway I hope these explanations are taken into consideration when looking at this proposed law.