

Rosenberg Corey

From: russ rich <russrich@hotmail.com>
Sent: Tuesday, May 02, 2017 8:37 PM
To: SHS Exhibits
Subject: HB 2004A

TO: ALL OREGON SENATORS

My wife and I have a couple of rental single family homes in Bend and have always used month-to-month rental agreements.

We are concerned with recent actions taken by the Portland and Bend City Councils and by proposed legislation introduced in the 79th Oregon Legislative Session this year. We understand there are at least 5 and potentially several other bills that may affect landlord-tenant relationships.

Eliminating no-cause notices of termination of tenancy will affect an owner's ability to maintain quality of living, especially if a tenant disturbs neighbors and the affected party must be identified to the offending tenant in a for-cause notification.

Rent control has been tried for decades and almost uniformly does not work well. It will guarantee that allowed yearly increases will occur and may even prompt landlords to front-run the legislation with an increase to existent tenants.

Unintended consequences of these proposed changes could include larger security deposits required and shorter-term leases to replace month-to-month.

Builders and homeowners who might consider entering the rental market will think second thoughts about the degree of regulation and future additional changes and simply choose to do otherwise. This will exacerbate the shortage of rental units. The idea of a landlord having to pay relocation costs for a problem tenant is a prime example of a disincentive to being a landlord.

We don't believe that the proposals in this bill will stimulate construction of more housing and may even entice landlords to quit the business.

We urge you to oppose House Bill 2004A, which you are currently considering.

Sincerely,
R&J Rotondi
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