

Chairwoman Gesler and committee-

I am here today to ask for no vote on HB 2004-a.

I have been a Realtor in Salem for over 6 years. I see every day the struggles of the current housing industry from the buyer's prospective. I know full well that we have a housing shortage and especially in our bigger cities, a rental shortage. This bill might seem like good fix for this problem but it is not. It is merely a superficial band aid that will have the unintended consequence of making renting harder on the tenants. In talking with investor clients and other landlords that I know these are the concerns I have heard:

If this bill passes some, if not all of the following and more will happen:

- landlords will be forced to go through the process of a cause- eviction which will put bad marks on the renters' rental history. This will make it less likely that they will be able to find another home.
- landlords will no longer be able to take risks or give chances on "iffy" renters because of the fear of not being able to get rid of them easily if it does not work out
- Good tenants will suffer because a landlord won't or can't evict a bad tenant
- It will make it harder to get rid of bad tenants because good tenants will stop turning in bad tenants for fear of retaliation
- Landlords will ask for a bigger deposit (that most people do not have) in order to cover their costs in the event they need to evict someone
- landlords will (and have started to) sell off their rentals because they do not want to deal with this new law and the headache that it brings with it. If they do that chances are, an owner occupied will buy it removing one more possible rental off the market.
- landlords that have not raised rents in years because they would rather have a good tenant than more rent will not have to consider raising rents to compensate for having to deal with bad tenants.
- this bill is statewide and will negatively affect landlords and tenants that are not in areas with these issues.

I know several landlords in town who are good people. They care about their renters. Please find another solution to the bigger problem which is SUPPLY. If a tenant is evicted and receives moving fees and one month's rent, no amount of money is going to make up for the fact that there is a shortage of homes available. This is merely a band aid to fix a bigger problem, please vote no on this bill.

Thank you for your time,

Jordan Ohrt

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