

Rosenberg Corey

From: Jennie Lorensen <jloren7@gmail.com>
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To: SHS Exhibits
Subject: HB2004-A

As a long time landlord, I see that HB2004-A will definitely have a negative effect on tenants and landlords alike.

One situation that I haven't heard addressed much is the part for landlords selling a property that they cannot give the tenant notice to move out until they have a buyer for the rental. This does not work at all for us. When we make the decision to sell one of our rental units, we need the tenants to move out as quickly as possible (we provide 60 to 90 days notice) so that we can go in and repair and rehab the property. After all of the work is done, and not before then, we will put the property on the market looking for a buyer. If we have to have a property tenant occupied in order to sell it, that will greatly put us at a disadvantage. And the clause about having the tenant move out while work is done and having to offer the tenant to move back in (who likely caused much of the repairs to be needed on the property) also does not work for us.

I foresee either lots of court cases and/or lots of landlords not wanting to own rentals any more. We have been landlords for about 20 years and have only had to go to court twice in all that time because we were able to work things out with tenants to everyone's benefit. If we take a tenant to court for cause, that person will likely not be able to find a rental again, the renter would be better off not being taken to court.

Also, anyone who thinks that rent control is a good thing has not looked at the past hundred years in the United States where so many many times rent control is what ruined an area and made for tenants living in slums. The government should not be the one to tell a landlord what their profit should be, that is not American! We live in the United States where we have free enterprise. We make very little profit on our rentals and I think that is true for the majority of landlords in Oregon, don't let a few bad apples cause you to throw away the whole barrel.

Thanks for listening,
Ken and Jennie Lorensen
Halsey, Oregon