

Rosenberg Corey

From: Kenneth Smith <kosmith@prodigy.net>
Sent: Tuesday, May 02, 2017 10:14 PM
To: SHS Exhibits
Subject: HB 2004-B BAD FOR LOW INCOME TENANTS.

Dear Senators:

i had been a small Landlord in Central Oregon since 1989,

I have not been able to raise the rents in the last eight years to my low income, retired and disable tenants because the local economy wouldn't allowed me and all this years my rental business was at a Loss. Now the economy is better I would like to raise my rents according to the local market but HB 2004-A will not permit it with the rent control. The NO CAUSE eviction elimination will not permit us to eliminate the bad tenants that Disrupt the Peace and tranquility. I can not afford to pay Moving Expenses. HB 2004-A will force me to increase the rents more than my tenants can afford and with so many negative changes this Law is bringing I will have no choice but to get rid of my rentals as many small landlords like me are going to do, hereby reducing the number of rentals available and causing the rents to get even higher and Rental Units even more scarce HB 2004-A IS BAD FOR THE TENANTS, YOU WILL FIND OUT VERY SOON. PLEASE USE COMMON SENSE, DON'T MAKE THE PROBLEM WORSE BY PASSING A RUSHED LAW.

Your attention to this matter will be greatly appreciated.