

Rosenberg Corey

From: Moe Eaton <moeaton@yahoo.com>
Sent: Wednesday, May 03, 2017 2:54 PM
To: SHS Exhibits
Subject: HB2004

To Oregon Legislators,

Please do not pass HB2004, I'm a So. Oregon small time rental homes owner/landlady (2 duplexes) for 7 years. This is my source of income plus small Social Security payment. As a conscientious landlady, I have kept my rents below market value for all these years, never raised rents on my tenants for as long as they were my tenants (only raise rents in between renters going out and in), and kept up all repairs & maintenance quickly whenever they arose. Did the state of Oregon help me with these responsibilities? No!

I have only used the no-cause termination of a lease one time in 7 years, due to the tenant's non-compliance of late rent payments, late utility payments, constant parking violations, unauthorized occupants, and general damages and filthiness of my unit. After almost 2 years of this, I'd had enough. It cost me over \$5000 to bring that unit back to rentable condition. Did the state of Oregon care? NO!

Over the years of owning/managing my rentals, all my costs have regularly increased--property taxes, insurance, utilities, screening fees, service contractors, and repairing & maintenance supplies, etc. Not once has the state of Oregon given me any type of financial breaks or deductions. I strongly resent the fact that the Oregon powers-that-be want to punish & blame rental owners for the unfortunate state of low vacancies. That is beyond my power and is totally the fault of a state that continues to make it almost impossible for builders to build. Not my fault! I have provided 4 very desirable rental houses to about 100 folks over the last 7 years, most often single mothers with 2 or more children. That is all I can do.

I strongly protest this ridiculous HB 2004, and if it is foolishly passed, I will begin the process of selling off my duplexes and purchasing rentals in a more favorable climate for rental owners OUT of the state of Oregon.

Feeling very unrepresented,
Melissa A. Eaton
Central Point, OR