

Rosenberg Corey

From: perrykenin@gmail.com on behalf of Perry Kenin <pkenin@comcast.net>
Sent: Wednesday, May 03, 2017 1:13 PM
To: SHS Exhibits
Subject: Rent control law comment and vote

Having had multi family rentals for many years in Portland, we have spent a lot of time energy and money on improving properties and neighborhoods, including evicting drug dealers, working with the police and creating a better living environment for our tenants.

Our family business based our entire retirement planning which I just enacted in last July.

The proposal for any rent control should take into consideration not just the tenant but the owner as well.

FAIR is what everyone in our state that I was born in Oregon has always been based on.

This proposed law that passed by one vote is far from fair. If we have a tenant that is causing harm to the property and the neighborhood and creating criminal acts including vandalism, drug dealing, theft of utilities etc, which our law makers wants to stand behind this behavior in favor of the criminal.

Devaluation of all multi family property will have a significant impact on state real estate values and in turn Real Estate Tax's will be appealed and revenue from multi family properties for the State of Oregon will create shortfalls.

Every landlord should think its fair to limit rent increases to a fair annual amount with inflation in mind.

I personally had a tenant that caused internal damage to the property in Gresham Oregon. Over \$ 5000. The Gresham inspection program required us to repair the damage caused by the tenant. A single mother. If the new law required that tenant to be allowed to stay in place we would be paying to repair their damage to simply do the damage again and again with no recourse.

Paying for a tenant relocation upon a no cause eviction is an undue burden in that it is several thousand dollars. The no cause eviction has proved to be an escape hatch for the tenant that does not want a for cause eviction on their record. That tenant will have a credit score impact, insurance cost increase and a very hard time renting another apartment. The removal of the no cause eviction effect of this law is bad for the state, for the tenant and the landlord.

Please don't disregard a functional real estate rental market in our state. Vote no on this legislation.

Perry Kenin