

Rosenberg Corey

From: ajenkinson@cyslock.com
Sent: Thursday, May 04, 2017 11:56 AM
To: SHS Exhibits
Subject: NO on HB2004-A

I urge you to vote No on HB-2004-A. As I have said before this bill isn't a fix for the housing problem. This Bill is only going to make it worse as you will chase away good tenants that are forced to live next to those tenants that aren't adequate but must stay because of the law. It will also force others to sell or leave their places vacant as we are all tired of being told what we can do with our properties. All these laws are making it more difficult to be a little Landlord and the little Landlords are the ones you want as we do have a heart and are taking our tenants into consideration it is these larger Landlords that are behind most of the problems. I loose as it is and anymore changes will cause me to sell as financially it isn't worth my time, frustration, anger and all the stress that comes with this dreadful 24/7 365 day of the year job. I am can't keep having my income and profits cut. Every time a tenant leaves it already cost me money in repairs, lost income.... usually \$6,000 plus dollars every time someone moves out. Now I expected to pay because they can't get their priorities together and save a little for a rainy day. Give up the Starbucks and Dutch Bros daily, the cigarettes, the marijuana, the vacations, the Amazon orders, the Schwans or even the Omaha Steak orders. *I have given up so much to be a Landlord and support my tenants.* It is about time that my tenants support me like it should be. I am tired of being walked all over by them. They know that they can get away with anything and it doesn't mater as their rights are protected. It is about time you start doing the right thing by protecting the Landlords.

Our rental problem is a state problem as there isn't enough properties to go around. It isn't the Landlords problems. If the Landlords were the real issue then we would have numerous Rentals available. People are out there who want to rent, are willing to pay and can pay. The real problem is the lack of building and things like this: **Bend proposes fee increases for builders and developers Revenue would fund new hires** <http://www.bendbulletin.com/business/5275553-151/bend-proposes-fee-increases-for-builders-and-developers>

Bend's building fees can drive up rents Planning, permitting and building sidewalks are only a few <http://www.bendbulletin.com/localstate/5097910-151/bends-building-fees-can-drive-up-rents>

*The cities themselves are the real problem. If the cities continue to make it un-affordable to build then Oregon will continue to have a housing problem. When building is completed who do you think is going to pay for those expenses? It gets passed on to the purchaser and or renter. It is a Vicious Domino Effect (A chain reaction is the cumulative **effect** produced when one event sets off a chain of similar events. The term is best known as a mechanical **effect**, and is used as an analogy to a falling row of dominoes.) This is something OREGON/ OREGONIANS DON'T SEEM TO UNDERSTAND.*

Remember The only thing that you are guaranteed in life is to Live, Die and Pay Taxes. We aren't guaranteed to live where ever we want. I want to live in Beverly Hills instead of Bend but I can't.

REMEMBER to VOTE NO on HB2004 the future of our (your) Rental Market Relies on it!!!

Thank you! April Jenkinson -- Bend, OR