

My named is Kenneth Emmons, I have been a Landlord since 1992. I currently have 5 single family rental properties in Marion county and I urge you to please oppose HB 2004-A.

I currently sold two rental properties because of this HB 2004 no-cause evictions and not being able to end a lease without paying the tenant one months rent for moving costs. I have used no-cause evictions twice in the paste 3 years because of non-payment of rent and one time for a tenant damaging the property. In on case I provided 60 days and one case I gave 30 days.

My rentals, now 3 of them (one closing next month and one just closed this week), are a business and the regulations and House Bills are making is harder to be a landlord and is also raise rents across the state. This year I raised all my rents 20% because of the proposed rental control and not being able to end a lease without a fine. These proposed laws will make it harder for tenants to find a good rental property. No landlord will give a chance to a questionable potential tenant if they cannot terminate the lease with no-cause.

I recently had a rental property listed for rent and all the people who want to see it were questionable. I found out that their rental agreements were not renewed or they were given no-cause evictions. Landlords have been getting rid of their current tenants that are not good tenants who pay rent on time and take care of the property because they know they will not be able to remove bad tenants in the future without paying them.

HB 2004-A will hurt Tenants and Landlords. Please do not support this HB.

Kenneth.

Sent from [Outlook](#)