

Rosenberg Corey

From: Moe Eaton <moeaton@yahoo.com>
Sent: Thursday, May 04, 2017 1:23 PM
To: SHS Exhibits
Subject: HB 2004

To Oregon Legislators

As a constituent in your Oregon district, I'm expressing my opposition to proposed House bill 2004 and **any other bill** that is introduced or modified to effect rent control, the elimination of No Cause Notices of Termination, or to repeal the statewide prohibition of cities and counties to regulate rents.

No Cause Notices of Termination – Landlords use these to enhance and protect our tenants' livability of their rental properties. For instance: Those of us who own duplexes, if we are forced to serve only With Cause Notices, we will be forced to identify the innocent tenants who have made a complaint vs. next door tenant and expose them to the possibility of retaliation. If I am a neighbor or a tenant, I would be less likely to make a complaint to the landlord if I fear being identified and retaliated against.

Rent Control (also known by tenant advocates as Rent Stabilization) – History has shown that while Rent Control might look good on the surface, in practice this does not achieve the aims of the original legislation. For instance, if current legislation limiting rent increases to 5% per year is passed, this will effectively guarantee that all landlords will raise rents by the full 5% per year regardless of market conditions, out of fear that if they don't increase rent this year, they won't be able to raise rent as much as they need to next year. There will be concerns that landlords will not be able to cover the cost of doing business and so will speculatively raise rents in advance. This proposed legislation is patently unfair because we are currently unaware of any like-minded legislation that will limit the increase of property taxes, bond measures, and the like to 5%, so that landlords' costs are controlled in the same fashion that their ability to recoup their expenses through rent income is controlled. As a rental owner in Central Point for 7 years, I have raised or lowered the rents according to the changing market rates.

I am currently holding off the selling of my rental property to see what happens to HB2004. If you ignore all the concerns of Oregon's rental owners and pass this stupid bill, I will sell them and re-invest my money in rental property OUT OF STATE where there's a much more favorable legal climate for such investments.

Please oppose the proposed bill 2004.

Sincerely,
Melissa A. Eaton
Rental Owner, Central Point, OR