

Rosenberg Corey

From: Rod Johnson <rjohnson@nwhumanservices.org>
Sent: Thursday, May 04, 2017 1:52 PM
To: SHS Exhibits
Cc: office@oregonrentalhouseing.com
Subject: HB2004 A

Hello lawmakers,

My Name is Rod Johnson I hope that you vote NO on HB2004-A. I am a rental property owner as well as a property manager for a not for profit that provides housing for low income people. If this bill passes we will have to set the criteria bar much higher for prospective tenants. Will also have to set a higher security deposit. We do not use the no fault eviction often but it is very important that we have it in our tool box to use when needed. If we have to go with a formal court eviction process it will add costs that we will have to pass along to other renters. It will also leave a formal official black mark on the evited tenant record that a simple no fault eviction would not. This record of formal eviction would then follow the tenant making it much harder to pass a background check and rent again from another landlord . In the long run HB2004-A would likely add to overall housing costs and drive some landlords who are just try to make a fair return out of the rental housing investment market.

Please vote NO on HB2004-A

Thanks
Rod Johnson