

Rosenberg Corey

From: Mike <mrt525@gmail.com>
Sent: Thursday, May 04, 2017 1:39 PM
To: SHS Exhibits

Hi:

"I'm a landlord in Marion County, and I urge you to oppose HB 2004-A."

My name is Mike Tran. I have owned rental property for about 15 years now. I am NOT A BIG out of state MEGA corporation with millions of dollars to buy, rehab, and profit millions from rental property.

The reason I am writing to you is because I am very concerned about what HB 2004 would do. I think this bill will hurt small property owners such as myself disproportionately.

I am assuming the reason why this bill was drafted was in response to people being forced out of their homes because of "MISUSE OF" the no cause eviction rule.

I agree something needs to be done to address this problem. **WHAT I DON'T AGREE WITH IS HOW ITS BEING DONE via this bill.**

I think this bill will hurt small property owners such as myself disproportionately. I think before you vote please really think about how this is going to affect small property owners such as myself. And I am part of the norm, not the exception. A lot of people are in the exact same situation I am in.

We are not greedy landlords. We have most if not all of our retirement life savings in these properties. We bought these properties to supplement the meager pensions and social security checks we get. We just want to provide a decent place for someone to live and also make a profit to help sustain ourselves.

Some of us are barely scraping by to hold on to what we have. And if this law passes, we simply don't have the funds for a relocation.

I believe the majority of small property owners like me, our business philosophy is we don't like turnover. We want to keep long term tenants. Some of them have become our friends. We intentionally keep our rents below market. And we don't do huge year rent increases. We typically do small rent increases every other year or so.

But from time to time we have problem tenants that we need to remove for the health, safety, and well being of the other tenants. The laws in the books for addressing these types of problems simply don't work and are too onerous and costly to take to court to force these problematic tenants out. IN my 15 years of ownership, I have only had to use the no cause eviction once.

Since we live in a free market society, I think to prevent rents from rising so much, we need to encourage more building of low cost rentals. **We need to craft a law in such a way it penalizes financially these people who go in and flip these rentals.** They are the ones that can afford to pay these relocation costs. and if you make the costs too high for them, they simply will do less or not do this at all because financially it does not make sense for them. If there is a way you can do this, I would support it. But as it stands now, I don't support this bill as it is written.

I thank you for your time in reading this letter, and giving careful consideration to it.

sincerely,

Mike Tran.

--

thanks,

Mike