

Rosenberg Corey

From: Melinda Mendenhall <melindajoanna@yahoo.com>
Sent: Thursday, May 04, 2017 3:58 PM
To: SHS Exhibits
Subject: Rent control and HB 2004A

As a homeowner who rents our home to others -- and as a renter who rents someone else's home to live in-- I am asking you NOT to support legislation that continues to benefit renters far beyond what the homeowners can accommodate.

We recently had renters who were a noise nuisance and physical threat to their neighbors because of a violent and untrained "service dog." Because of so many laws that benefit renters over owners, it was almost impossible to get them out. We had to wait until their rental agreement came to term before we could take any action. The damages they did to our home far exceeded our budget for repair and there was little we could do to make them pay for the damage. We are STUCK renting this home because we bought it at the height of the market and cannot sell it for what we paid. We lose money on it every month because we cannot charge what we pay in mortgage and HOA dues. If you continue passing laws that disregard an owner's ability to handle their own property, you are also undermining the housing market.

As mentioned, my family currently rents the home we live in. We feel secure in knowing that the law protects our rights as renters, but we also understand that our owners should have rights, too. It is, after all, their home. They paid for it. They maintain it. As responsible renters, we respect the fact that we should treat their property well and not expect to live for free or have them pay for us to move. They did not offer us "living assistance" when we signed the contract.

Please do NOT pass more laws concerning rentals. The more laws there are, the less power owners have to control their rightfully owned property. The state should not have a say in every single rental situation in Oregon. It is preposterous to think blanket laws apply to every situation and forcing owners hands is the best way to reduce the already slim rental market.

Thanks,
Mindy Mendenhall

**"An inconvenience is only an adventure wrongly considered.
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- G.K. Chesterton**