

**From:** Rick Spring [<mailto:rsjspring@frontier.com>]  
**Sent:** Monday, April 17, 2017 10:36 AM  
**To:** 'Sen.ArnieRoblan@oregonlegislature.gov' <[Sen.ArnieRoblan@oregonlegislature.gov](mailto:Sen.ArnieRoblan@oregonlegislature.gov)>  
**Cc:** Rick Spring ([rsjspring@frontier.com](mailto:rsjspring@frontier.com)) <[rsjspring@frontier.com](mailto:rsjspring@frontier.com)>; 'Roger Spring' <[Roger.Spring@evergreen-efficiency.com](mailto:Roger.Spring@evergreen-efficiency.com)>  
**Subject:** HB2004

Hi Arnie,

I am emailing you today about HB 2004. My wife & I have owned rentals in the North Bend-Coos Bay area for about 30 years. We have had all types of tenants during this period of time. The no fault notice is a tool we have to use on some occasions to remove tenants. Eliminating this tool and other portions of this bill would give us second thoughts about continuing to provide our rentals to tenants. Selling of the homes we use as rentals would become a better solution for income from the homes rather than having to adhere to landlord restrictions which may be needed in the Portland area. When the Portland area sneezes the rural areas of Oregon should not have to get a cold. This bill does not do any favors for tenants as those people like us that can find revenue from rentals rather than providing them for tenants will probably do so. Lawmakers need to pass bills that make it an incentive to have rentals rather than further restrictions on landlords. If senators from Portland feel they need this type of legislation let them restrict the provisions to their Districts. Thank you.