

Regarding: Bill HB2004

Dear Senators,

Please do not vote to pass Bill HB 2004!

I cannot begin to tell you how disconcerting this new bill is for property owners and managers as well as all law abiding and upstanding tenants here in Oregon. It does nothing to address the real housing issues here in this great state of Oregon.

We all clearly appreciate and understand trying to address the issue of skyrocketing rent prices and lack of housing however the solution to these problems is not this bill. Rent prices will undoubtedly go up as a result of this bill as owners with rentals will just keep raising rents to get rid of the bad tenants because their hands are tied with the passage of this bill.

The emergency everywhere in Oregon is clearly the lack of housing due to the real estate sales boom.

We really need to push new building and construction!

Bill HB2004 will only diminish the stream of homes coming on the rental market as purchasers and owners will now be afraid to put properties on the rental market because they will now be stuck with bad tenants which is whom this bill really protects.

As a responsible property manager in Florence Oregon I can tell you that the only NO-Fault notices we have given in 14 years were for a handful of troublemakers and those few that pushed the limits of renting by not adhering to policies put in place to protect those good tenants who by law are entitled to quiet enjoyment of their home and rental.

If this bill passes and if I were a potential purchaser of a rental property in Oregon, I would seriously reconsider and buy or build in another state where my hands are not being tied like this.

We are already seeing the affects of this already from our current clients who are bailing because of this unacceptable and restrictive bill.

Rent control is acceptable to cap increases etc. but do not tie our hands behind our backs with the rest of this bill.

Bill HB2004 will only cause rents to go up and lower new construction for rental market.

I urge you to act responsibly and vote "NO" on the passing of this bill.

Sincerely,

Barry Nivilinszky

Owner / Licensed Property Manager

Coastal Property Management

1780 W. 20th Plaza

Florence, OR 97439

(541) 997-1351