

My name is John Elmenhurst, I have seventeen duplexes that I rent out in Eugene and Springfield. I have been a "mom & pop" landlord for 26 years. Many of my tenants have been with me for more than ten years, and a few for over 20 years.

HB 2004 is not a small change, it will drastically changes how we do business and potentially the value of property that we have worked for.

Is it reasonable to expect rational people to enter into a business relationship with someone without the ability to end that relationship? I understand the need to give additional notice time to tenants who are being asked to vacate, but isn't it paramount that BOTH parties should have the right to end the relationship? If a doctor offers treatment to a patient are they then REQUIRED to treat that patient until such time that the patient decides to end the relationship? Things change, there are no guarantees in life. Landlords have no guarantees, why should we be compelled to offer guarantees in perpetuity to tenants? If a grocer sells you bread one day, should they be required to sell you bread every day going forward potentially forever? If she closes the store and it means you will have to travel farther to another store do you get compensated?

As a Senator, are you going to serve us until WE decide that you are done? (Of course not that is not reasonable!)

Is it reasonable that landlords have rights as well?

HB 2004 is too much, too far. Not fair.

I urge you to oppose HB 2004 as it does nothing to address the true problem at hand which is lack of housing supply.

Thank you for your consideration of my views.

Respectfully,

John Elmenhurst

84225 N. Enterprise Rd.

Pleasant Hill, OR. 97455

541-746-3845



Virus-free. www.avast.com