

Rosenberg Corey

From: Roxanne Christensen <roxalita1@gmail.com>
Sent: Friday, May 05, 2017 8:47 AM
To: SHS Exhibits
Subject: Testimony in Opposition to HB 2004

May 5 2017

Re: Testimony in Opposition to HB 2004

Dear Chair Gelser, Vice Chair Olsen and members of the Committee:

My name is Roxanne Christensen. My husband and I have rental properties in the Columbia River Gorge.

We are 'Mom and Pop' landlords but have more than 4 units so the proposed bill would greatly affect us. The proposed HB 2004 law change in Oregon is very discouraging and really makes us not want to be landlords in Oregon any longer.

The worst part of the bill is the requirement for landlords to pay tenants a fee for 'CAUSE' evictions. These are tenants whom have seriously broken their lease agreement and are being evicted. They should not be paid a fee equal to one month's rent! This is ridiculous!

If HB 2004 is passed this is what we will do:

- 1) We will immediately begin selling our Oregon rentals and invest in Washington instead where laws are fair for BOTH tenants and landlords.
Of note, most of our properties are single family homes that will most likely be removed from the rental market once sold.
- 2) We are planning to build additional rentals and we will now do this in Washington instead of Oregon.
- 3) We will need to begin using much stiffer criteria to have a rental application approved thus making it even harder for tenants with a 'less than perfect' application to find a place to rent.
- 4) We will need to start charging higher rents since these law changes will increase our operating expenses.

HB 2004 is only going to make the rental situation worse for renters.

Passing this law is not the answer to the problem. Supply is the problem. This needs to be addressed.

Please vote 'No' on HB 2004.

Sincerely,

Roxanne Christensen