

We are small-scale landlords in Deschutes County writing to urge you to vote no on HB 2004A or any similar legislation. We are almost retired with only four rental houses that we have to supplement our income now and in the future. We have worked hard to acquire and maintain these properties. Our situation is very different from that of large property-owner conglomerates.

We lowered the rents on our properties during the recession and have not raised them significantly. We enjoy our tenants, and do not want to hurt them financially by raising rents in big jumps up to their current market price. We are shortchanging ourselves for the benefit of our tenants. Yet we need the flexibility to slowly raise the rents to keep up with the market, increasing property taxes, and operating expenses. We are everyday residents in central Oregon and are not like a large company trying to make a killing. A rent freeze would be very unfair to us.

We are opposed to any limitation on the current policy of allowing a no-cause termination. Although we normally have great tenants, on occasion we find that tenants are not well-matched to one of our houses. In that situation, asking them to leave with no cause is better for their record and references rather than an eviction. The concept of requiring landlords to pay for relocation expenses in this situation is particularly of concern to us and we think that this is totally unreasonable.

There are unintended consequences from this bill that could actually hurt tenants more rather than helping them.

Please vote no on HB 2004A.

Sincerely, Robert and Gretchen Pederson