

Rosenberg Corey

From: Manish Parekhji <mparekhji@gmail.com>
Sent: Friday, May 05, 2017 9:30 AM
To: SHS Exhibits
Subject: HB 2004-A - Call For Action: Stop Rent Control!

Dear Decision Maker,

I was a home owner in Beaverton and I had to rent out my home since I had to relocate for employment purposes.

I oppose House Bill 2004-A. There is no compromise on rent control. This is simply bad policy that will hurt the people that it is supposed to be helping. Almost universally, economists agree that rent control is a bad thing and does not work. Among the unintended consequences are:

- It discourages new investment housing when we need it most;
- It discourages maintenance and needed upgrades;
- It reduces household mobility;
- It encourages the conversion of apartments into condominiums;
- It requires landlords to pay for evicted tenants to move; and
- It allows tenants one year to file a complaint for any violation of the bill with 3-months rent + damages due to the tenant.

Please represent me and your constituents at the state capitol. Look at the facts. This is a bad policy. We should be working on better solutions to raising rents like increasing supply!

Respectfully, your constituent,

Manish Parekhji

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