

Dear Senator Rod Monroe and The Senate Committee on Human Services,

Firstly, I would like to Thank You for taking the time out of your very busy day to consider reviewing my perspective on the proposed change for the Oregon Multifamily and Rental business/agenda.

Herein, I would like to share with you and the senate committees my perspectives and thoughts *on why I'm NOT For* the the Rent Control and the [HB 2004A](#).

I consider myself a native Oregonian, I was an immigrant from Laos as the result of my father's Service to the United States CIA during the Secret War ( aka Vietnam war) of the early 1970's.

I've experienced homelessness as a you child while fleeing my homeland, Laos. My family landed in Portland, Oregon in late November of 1979. We were housed in low income housing project in Portland. However, I strived to succeed in this great land of opportunity.

14 years ago I invested in apartments and made it *my goal to provide safe and affordable housing to those less fortunate families like I once was.* I have always been able to manage all of my properties according to the Landlord Tenant law in the past to provide safe housing to families with children.

**Rents:** of the 35 units I have, my 3br/2 b unit rent for \$945.00, 2br/1b rent for average of \$725.00, 1br/1 b rent for \$625.00. My rents are very affordable.

**Safety:** I have always been able to keep my complex safe by screening and retaining good tenants. In the recent past months, I ran into hurdles when issuing the **90-Day End of Tenancy Notice "With Stated Cause"**.

I had to rescind it's the result of the of changes made by City of Portland around relocation assistance.

This problem tenant still reside in my complex. A single mother (good tenant) and her two children is now living next to this tenant whom had cause them disturbances and problems. The single mom had to get restraining order on the tenant I tried to evict. The change made it hard for me to manage problem tenants. Thus, my good tenants are in low income status and are unable to move due to housing limitations and financial restrictions. Therefore, the good tenants can't move and are not able to have peace and enjoy while living in my apartments.

Please consider my challenges of trying to be be good owner and landlord in provide good safe housing to the less fortunate families.

Please prevent Rent Control and the [HB 2004A](#) from happening in Oregon.

Best Regards,

Paul Tzeo, Owner and Lanlord