

Rosenberg Corey

From: kathie <kkennedy@mind.net>
Sent: Friday, May 05, 2017 3:31 PM
To: SHS Exhibits
Cc: Kathie Kennedy
Subject: HB2004

As a Landlord, Oregonian, businesswoman, and Educator (M.S. , CCIM) I am perplexed by .HB2004. What is the purpose of the Bill? It will not help to create more housing, only construction of additional units will solve that problem. As far as the relationship between Landlords and Tenants, it does nothing to improve the relationships. It does alot to damage the relationships.

POLITICAL AGENDA REFLECTED IN THIS BILL: ECONOMIC & SOCIAL CONTROL

The definition of communism is:**(Websters: a system of social organization in which all economic and social activity is controlled by a totalitarian state dominated by a single and self-perpetuating political party.**

That, my friend, describes the Oregon condition politically. THIS BILL IS A SLIPPERY SLOPE to further price and social control.

This Bill is a travesty to the people that have invested their earnings to create a business that provides housing for others. Yes, they hope to have a financial return. They are not in the business to have vacancies, nor should they be expected to absorb the cost of unruly, damaging tenants. Also, the 5% allowed increase in rent won't even cover the yearly increase in taxes and bonds placed on the property year by year!

In the event this Bill is passed by the Senate, I am sure there will be lawsuits to challenge the constitutionality of the Bill.

To the Legislator: put yourself in the shoes of the Landlord for a moment. What is morally right about telling me what I can charge or not charge for rent?

Why the **inequality??** Tenants can give notice without cause, Landlords cannot; Tenant can give 30 day notice to terminate, Landlords must give 90 day notice (and in some instances must pay a month's rent????).

Respectfully submitted,

Kathie Kennedy, Landlord and taxpayer