

Dear Senators,  
I am an Oregon Landlord and a Commercial Real Estate Broker.

HB 2004 is going to have a huge negative impact on the Oregon housing market.

Rent controls disrupts housing markets

Owners are going to defer maintenance to property

Tenants are going to face far tougher guidelines to qualify to rent

Most landlords are not going to take a risk on borderline tenants because of the No Cause Notice and difficulty in getting rid of a potentially bad tenant.

Please seriously consider this bill and the dramatic negative economic impact this will have in the housing market.

Thank you,  
Rene' Nelson

Rene' Nelson, CCIM  
Direct: (541) 912-6583  
Pacwest Commercial RE  
[rene@1031guru.com](mailto:rene@1031guru.com)

Sent from my iPhone