

Rosenberg Corey

From: Matthew Evans <mattevans15@gmail.com>
Sent: Friday, May 05, 2017 4:11 PM
To: SHS Exhibits
Subject: Please vote NO on HB 2004-A

Dear Honorable Members of the Oregon Legislature,

I am a proud resident of Benton County and have invested in property in Oregon in part due to the balanced and fair landlord/tenant rights and laws. However, the provisions in HB 2004-A will drastically swing that balance in the favor of the tenant. This sounds good for tenant right advocates until the adverse effects to tenants are considered.

Without the ability to terminate month-to-month housing contracts in a fair fashion, landlords will either:

- 1) Institute longer-term leases.
- 2) Increase rental rates to compensate for the added risk.
- or 3) Leave the Oregon rental market completely and invest in more equitable markets.

All three events will adversely impact the tenant as well as the landlord. Low-income housing will feel these effects the most as these have the highest rates of month-to-month rental contracts.

No-cause termination of month-to-month leases is a release valve allowing the risk of taking in new tenants at low marginal ROI a win-win for both tenants and landlords as a whole.

I urge you to oppose HB 2004-A.

With much respect,

Matthew R. Evans
Adair Village