

Please oppose amended HB 2004 in the upcoming vote. As a landlord since 1992 I have experienced the risks of the rental industry from renters who have left without paying their rent, turned the inside of the house into a marijuana growing operation and a bike repair shop leaving me with a \$6,000 loss, repairs after vacancy exceeding their security deposit, etc. It has been my experience that the landlord is much more at risk than the tenant. The tenant laws just keep making it more and more difficult for the landlord to protect him or herself. These additional constraints on landlords are going to force many like myself to reconsider even having rental homes and if the landlords start selling their rentals there will be fewer rentals available causing the opposite effect of the bill. I rarely raise my rents and keep my rentals in good condition just like I would like to live in. This doesn't leave much margin for sustainability and the provisions of this bill will make it even more difficult to continue in the rental business. Why should the landlord have to pay the tenant to move when they have just cause? Why should it be totally up to the tenant whether a fixed term agreement is converted to a month to month or stays as a fixed agreement? This could cause many landlords to convert their leases before the bill takes effect or not offer leases on new rentals. This bill does not provide any parameters for rent control and leaving it totally up to the city or county could cause some wide discrepancies.

All in all, this bill protects the tenant while increasing the risks for the landlords and will have the opposite effect desired by economic studies. People aren't going to want to build more multi-family units and small landlords like me could be forced to sell their rental houses creating less rental opportunities. Landlords shouldn't be forced to pay a month's rent and refund the security deposit on a just cause termination of tenancy when those are just the renters who cause the most damage.

Let's protect the tenant and the landlord to encourage more rentals and more vacancies for tenants! Please vote NO on HB 2004!

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