

Rosenberg Corey

From: Kristi Villani <kristi@v2properties.com>
Sent: Wednesday, May 03, 2017 9:43 AM
To: Sen Gelser; Sen.AlanOlsen@state.or.us; Sen.MichaelDembrow@state.or.us; Sen Knopp; Sen MonnesAnderson; SHS Exhibits
Subject: HB 2004 - Not the right solution - bad for Oregon

As a property manager for approximately 250 single family homes in Oregon, I am hopeful that you are going to VOTE NO on HB 2004. The homeowners that we manage for are not wealthy investors. For the most part they are just folks that are hoping to have a reasonable investment. Numbers of the owners that we manage for have already listed their homes for sale, or are thinking seriously about getting out of the Oregon market with their rental properties if this bill passes.

The housing providers that we represent would be faced with the unintended consequences that this bill would present them. Taking away our ability to evict bad tenants with a no cause eviction would be devastating for Oregonians! All too often, this is a last resort that we have to use in order to remove bad tenant from a home when a for cause eviction is not provable due to lack of witnesses. I hope that you read and re-read the letter that Attorney Jeff Bennett of Warren Allen sent to you. He says it much better than I can.

Please don't be confused by the sad stories that you'll hear about tenants being evicted because they've submitted a maintenance request because that already is against the law! It is retaliatory and the law already covers it. This bill would not be a solution. There already is one.

If this bill passes we will be left with LESS rental housing in Oregon, not the MORE that is needed. Prices will go UP as demand increases. Bad for Oregonians!!!

Please vote NO.

Thank you,

Kristi Villani
Gresham, OR



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