

## Rosenberg Corey

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**From:** Lisa Petrini <lisa@asurent.com>  
**Sent:** Thursday, May 04, 2017 12:50 PM  
**To:** SHS Exhibits  
**Subject:** Oppose HB 2004

Hello I own Asurent Property Management in Jackson County.

HB2004 has already frightened many of our investors and landlords. Many of our investors are selling their rental homes because they do not want to be limited on the control they have of the rental. The effects of HB2004 has not been properly explained to the tenants or tenant advocates. If the investors do not purchase investment homes for rental use, the amount of rentals in our area will decline. A decline in the amount of rentals in our area will create a supply and demand. An Owner can now ask for top dollar for the rental because the availability of rentals will be scarce. HB2004 will create a housing crisis in Jackson County. The urban growth boundary at it's max expansion. No more new developments can be created. We have to work with what we have. Loosing investors, developers, and the common landlord will create a catastrophic rental crisis. If we want to keep Jackson County profitable we need to keep housing available and affordable.

Terminating no cause evictions will create neighbor rivalry. Tenants will no longer repost crime, drug use, property damage, and improper use of the property. This will cause neighborhoods to decline followed by property values to decline which will have to be reevaluated by the owner. If the property value declines so will the total investment profit causing the investor to sell the home creating one less home used as a rental.

All and all by the tenant group NOT meeting with the landlord group and just demanding a law that is completely outrageous. I do not believe the tenant advocacy groups truly thought out the consequences of deleting no cause evictions or HB2004

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Lisa Petrini  
Owner  
Asurent Property Management

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