

**From:** Dian Forster  
**To:** [SHS Exhibits](#)  
**Subject:** HB 2004-A  
**Date:** Wednesday, May 24, 2017 7:59:29 AM

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My spouse and I are retired and small investors (not wealthy). We depend on rental income as a small supplement to our income after meeting the mortgage.

HB 2004-A would have resulted in damaging costs to us in two incidents in the last few years. In both cases the tenants created water damage that required moving out. In one case the tenant was able to move back in and in the other case the repair took long enough that the tenant relocated on a permanent basis. In addition to the thousands of dollars in repairs required we would have been obligated to pay the tenant a month's rent for an incident precipitated by tenant action.

The rent control authorized by HB 2004-A would be counterproductive as demonstrated by municipalities that have used rent control.

When the payment on our mortgage, city water bill, county taxes, city license or garbage service increases we may not be able to raise the rent to maintain our property.

Please oppose HB 2004-A.

Do let us know if you have any questions.

Thank you,  
Mark and Dian Forster  
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