

**From:** Jennie Lorensen  
**To:** [SHS Exhibits](#)  
**Subject:** Stop HB2004-A  
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As a long time landlord, I see that HB2004-A will definitely have a negative effect on tenants and landlords alike.

I foresee either lots of court cases and/or lots of landlords not wanting to own rentals any more. We have been landlords for about 20 years and have only had to go to court twice in all that time because we were able to work things out with tenants to everyone's benefit. When a landlord takes a tenant to court for cause, that tenant will likely not be able to find a rental again unlike no cause notice to move.

As for notice to move when a landlord is selling a property, the landlord often needs the tenants out in order to remodel the property for sale. It doesn't work to require the landlord have a buyer before even giving the tenant notice. Our rentals are all single family and a buyer expects to move into the home at the close of escrow, typically 45-60 days. This means we need to give the tenant notice before we even put the property on the market in order to give the tenant sufficient time to be out. And this little of notice (30 days before we have a buyer) only works if we don't need to repair the property for sale (which we almost always do need to do repairs after the tenant moves out).

Anyone who thinks that rent control is a good thing has not looked at the past hundred years in the United States where so many times rent control is what ruined an area and made for tenants living in slums. We feel that the government should not be the one to tell a landlord what their profit should be, that is not American! We live in the United States where we have free enterprise. We make very little profit on our rentals and I think that is true for the majority of landlords in Oregon, don't let a few bad apples cause you to throw away the whole barrel. Please vote to stop rent control and allow no cause notices.

Thanks for listening,  
Ken and Jennie Lorensen  
Halsey, Oregon