

**From:** Shirley Larson  
**To:** [SHS Exhibits](#)  
**Subject:** HB 2004-A  
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Hello:

I would like to ask you to vote NO for HB 2004-A. We are landlords that are not the huge out of state corporations that seem to be making all the trouble. We are Oregonians who have lived here for over 50 years and have made having a few rentals the whole of our retirement plan. Not having pensions or retirement programs at our places of work, we saved what we could and over the years bought rentals to provide income for retirement...which is just around the corner.

Taking away our ability to ask tenants to move is going to be devastating, not only for us and our properties, but the neighbors who live around our properties. We have always made sure that our places are not the scourge of the neighborhood and bring down the security and peace of mind of the people who live near by. If we lose our ability to ask tenants to leave, then we nor the neighborhood has any way of taking care of our living environment.

We usually get great tenants, that love living in a nice place and are willing to take care of it. There has only been a few number of times over the years that people made life miserable for the people who lived near them. Loud parties, missing animals, loud fights and a mess in the yard. As good landlords we always talked multiple times to the tenants, telling them of the concerns and asking them to take better care of the place and respect the neighbors. Some times they did do better, but the ones that did not, we gave them notice and took care of the problem. If you take away that ability, you are sentencing neighborhoods to crime and/or misery that no one can fix.

I'm sure you are thinking...'well, just call the police'. We have, and the police are not that responsive unless there is visible crime happening at that moment. Loud parties, and yard fights, just get a talking to, until the next time.

We had a rental two doors down from one of ours, that have a drug operation in it. At least 4 neighbors and ourselves called the police on a regular basis. It was the obvious drug house. All kinds of cars coming, staying for 5 minutes and leaving...day and night. Multiple people hanging around all the time, We were told by the police, if WE did not see the drugs being handed to a person and that person handing them back money, then there was nothing they could do. Of course none of the transactions took place out in the front yard, they stepped inside the house. These people also stole all kinds of miscellaneous things from the yards and driveways of all the surrounding houses, which we found in their back yard when they finally did get evicted and left behind. It looked like a garage sale, but it was all of our things from our own yards. This is not a rare story, and it will be the norm if you remove the right for landlords to control their properties.

I don't know what the answer is for the real problem of the large buyers taking over complexes and moving everyone out so they can remodel and raise the rents or sell as condos, or what ever it is they are doing. I would think you could find a way to put restrictions on that type of business rather than crippling the local, long term landlords who are doing it right.

If we lose control of our properties and the ability to raise rents to at least meet the rising costs

plus some increase, then I know that we will have no reason to have rentals and will need to find another type of investment that is not so much work and that can not be limited or restricted to make a decent return. I'm afraid there are probably many landlords just like us who will be taking our rentals off the rental market and selling our places.

Please consider the landlords side to this problem and possibly find another, more fair and reasonable solution.

Thank you very much for your time, I did not mean for this to be so lengthy.

Shirley Larson



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