

From: Matt Free
To: [SHS Exhibits](#)
Subject: Please Vote No on HB 2004
Date: Friday, May 26, 2017 4:24:39 PM

Please oppose HB 2004.

This Bill is already causing the rental market to shrink as landlords are already selling in fear of this Bill passing. This is just one of the unintended causes this Bill will create. Our office has lost about 40 properties since the start of HB2004. By passing this Bill you will be providing fewer options for renters.

Unintended consequences:

1. Less rental unit pool as owners are selling properties already.
2. Month to Month agreements will be terminated at month 5.
3. Fixed term agreements have early termination penalties should a renter need to move.
4. Renter qualifications will be more rigid.
5. No more flexibility of “giving a renter a chance” with a month to month agreement for an applicant that is borderline in the qualification process.
6. Landlords will have to provide 1099's to tenants for the income they receive for relocation expenses.

By taking away a NO CAUSE notice option it leaves no room for landlords to work with renters to keep their rental history free of negative marks against them. This Bill leaves room for only FOR CAUSE notice which only hurts both renters and landlords. NO CAUSE notices gives the landlord a chance to work with a difficult renter keeping everyone safe and calm in situations that could become violent or otherwise disruptive to neighboring renters. NO CAUSE notices are used when multiple complaints are received from neighboring renters and fear for retaliation. NO CAUSE notices keeps landlord/renter disputes out of the already bogged down court system.

Landlords already experience increased expenses because when a notice is served whether, 30, 60 or 90 the risk of no rent received and a property left in disarray is the normal. At times, the deposits held do not cover the expenses. This will also create larger deposit requirements for a renter to get into a home.

Passing this Bill will require landlords to provide a 1099 to any renter that receives relocation expenses because a landlord wants to sell their property. This is crazy. Its income no matter the way you look at it. How will this affect a renter on any type of subsidized income? This amount could be anywhere from \$3,000 to \$5,000 or more in income. They will lose their assistance and have to re-apply.

HR 2004; At the end or 12 month lease termThe section of this bill that take the decision away for

the owner of the property regarding the future term of new When you think about your investments whatever they may be do you want someone less deciding your future?

Another issue is the real-estate market. Rental prices are driven directly by the real-estate market. An example: we have an owner who is purchasing investment homes in Oregon. Within 4 months the same builder she was purchasing from increased the price of the homes by 20%. She is taking her investment money to another state and no longer purchasing homes in Oregon. Less units in the rental pool again.

Oregon has good laws in place already. Oregon recently passed a 90 day rent increase period which is great for helping prepare a renter for the upcoming increase. Rent control can negatively affect the ability of an owner to maintenance the units appropriately. Keep in mind that when a refrigerator goes out its anywhere from \$400 to \$900 to replace. A hot water heater goes out it's close to \$1,200 to replace. These issues are not considered when looking at rent control. What about increasing taxes, insurance and utilities?

Less rental units means the rents go up! More rental units means the rents go down.

Real estate sales for manageable prices, rents stay down. Real estate prices go up, rents go up.

The key to managing the housing market is starting at the source. The price of homes. If there was a way to reduce the cost of a home them you would have less renter and more home owners. Reducing the rental rates.

We don't need more laws that will stop people from investing in our communities. We can't keep throwing thing at the issues hoping it will help when no one really want to deal with the true problem.

Please vote No on the passing of HB2004.

Thank you,

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