

From: lorraine lester
To: [SHS Exhibits](#)
Subject: Please vote against HB2004
Date: Saturday, May 27, 2017 3:43:08 PM

To Whom This May Concern,

As a landlord in Jackson County I urge you to vote against HB2204- A. This bill unreasonably increases the risk to the rental investment and personal liability of the landlord. This is not an equitable bill for all parties by any means!

This bill has the potential to harm the property and livelihood of property owners. Please consider how difficult it is for a landlord at present, trying to generate a modest income and then having to evict a tenant for non-payment, or property damage. This bill would grossly jeopardize the landowner's property and livelihood in many ways!

The turmoil and costs involved for a landlord to evict a tenant when they are causing rental damage, for non-payment and/or disturbance in the neighborhood is already quite substantial. So, please do not vote for elimination of the no cause notice.

Please consider the situation of a landowner who needs to sell their investment especially when this is precipitated by an unexpected family, or health emergency. Why should it be incumbent on the landlord to pay to relocate the tenant?

With regards to landlords and prohibition of the increase of rental rates there is no commensurate prohibition of the increase of tax rates, homeowner insurance premiums, rental home repairs, HOA, water, electric, sewer and recycling rates! What is the landlord to do in the face of rising costs of these expenses that can increase year by year, if prohibition on rental rate increases is enacted????!!!!!!

The landlord has already taken on huge investment and liability risks without the proposed additional constraints which substantially increase risk. When the risks involved for a landlord are too great there will be a propensity to sell. This will decrease affordable housing through home rentals which is antithetical to the aims of the people and its government.

Practically speaking, landlords already try to maintain good relationships with long term tenants who contribute to property management. This makes for the most stable and equitable situation for both landlord and tenant.

Please vote no on HB2004!

Sincerely,

Lorraine Lester - Property Owner, Jackson County, Talent, OR