

**From:** Cliff  
**To:** [SHS Exhibits](#)  
**Subject:** HB2004 A  
**Date:** Tuesday, May 30, 2017 3:43:25 PM

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Dear Senate Committee on Human Services:

I am a Landlord in Jackson County Oregon.

I own rentals in two cities in Jackson County.

I am opposed to HB 2004 - A, and I urge you to vote no on HB 2004 - A.

I have never used a no a cause termination notice in my 42 years in the rental business, but I may like to use the no cause termination in-lieu of a time burden and costly for cause termination.

The proposed provision (7)(a), (B), is not based in reality. Why would I have to give one month's rent to a tenant to move out of my rental so that I can undertake repairs or renovations, or sell the property?

What this provision is doing is giving the tenant one month's rent free.

If I have a mortgage is the mortgage holder going to give me one month's payment free, and not to mention taxes, utilities and other expenses. I do not think so!

This is not sound business practice.

The lifting of the preemption of rent stabilization (control) is another bad idea. The State of Oregon should have one Landlord - Tenant law. How is the local court system going to keep up with several local laws and the ORS?

This is an unfunded mandate for more rules and regulations from the State and local jurisdictions, if this bill passes.

Chapter ORS 90 is a complicated law and adding to that local rules and regulations makes for a Hodgepodge of laws for the Landlord and for the Tenant.

The rental industry is still recovering from the recession of 2008.

My question to you is, where was the Oregon State Legislature during the recession? Were you trying to help distressed Landlords?

Why did the legislature not try prop up rents?

Why did the legislature let landlords loose their rentals? Where was the help at? Where was the legislature at when the Portland Metro area was over built in the 90's and landlords were giving big screen TVs or vacations to move in?

This bill, HB2004-A will further stifle the rental industry.

I know some landlords who are just coming back and now turning a profit after being in the red for six to eight years. This bill will put landlords in the position of looking at their investments and saying is it worth it?

Some landlords will sell and the pool of rentals will constrict causing more tenants to be homeless.

Is this what you want this bill will do?

Please vote no on HB 2004-A.

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