

From: Susan and Marian
To: [SHS Exhibits](#)
Subject: HB 2004-A
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Attachments: [image001.png](#)

Dear Sirs and Mesdames,

This bill, HB 2004-A, is a step in exactly the wrong direction. Our company works in housing sales, as well as manages rentals, and when I told some of the owners what was being proposed, they said that they would sell their units and go re-invest in States that were not passing bills that would allow renters to call the plays on property they don't own. Somewhere in our heading-the-wrong-way society, renters have become viewed by legislators as abused citizens.

Our renters are mostly responsible citizens, who pay rent on time and take moderately good care of the properties they are renting, and, as such, are prized by owners and property managers because of those traits. When our renters are not good citizens or not caring well for the property they are renting, they may be evicted because of that behavior. To have to pay moving costs to such people is literally insult to injury. We don't evict good renters willy-nilly for no cause, and if it should ever happen, it's because the house needs renovation. When that occurs, the renters can get as much as six months' notice.

I can tell you the consequences of passing HB 2004-A. They are:

1. Many rentals will disappear from the rental market, as owners sell.
2. Sales of rentals (to other investors) will decline because:
 - a. Renters may refuse to allow showings;
 - b. Investors will not want to invest in this market
3. Good renters in search of a rental will not be able to find them, as the pool of rentals shrinks and marginal to bad renters are allowed to stay in rentals whose value declines because of poor care.

We have found that many renters are capable of buying their own home. Why not invest time and energy in helping support a decision on their part to purchase a home, which is a major building block in having enough investment in one's financial security at retirement, and which will free up rentals, and in the way of supply and demand, lower rents? These new homeowners then become tax payers! Property taxes pay much of what goes on in the form of local, county and state government. Sounds like a win-win solution to me.

Susan

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