

To Whom It May Concern:

Please OPPOSE HB2004-B

This bill does nothing to increase the availability of housing. It in fact does just the opposite. If this bill passes, I will seriously consider getting out of the rental market entirely, because you are making it so difficult for those of us with only a couple of rentals to do business. This will remove rental units from my community. I know of landlords who have already put their rentals on the market because of this bill. If you want to make more rental units available to people who need homes, make it easier for contractors to build housing instead of punishing landlords for protecting ourselves, our tenants and our property from destructive, abusive tenants who endanger our community.

This bill especially decreases housing opportunities for people who have difficulty obtaining housing. The law currently forces us to accept applicants on a first come, first served basis and rent to tenants who meet uniform criteria. Landlords need to have the right to evict tenants who have misrepresented themselves and/or turn out to be destructive or abusive to other tenants and the landlord. We need to have the right to protect ourselves, our other tenants and our property at all times, not just during the first few months of tenancy. If you pass this bill, and I continue to rent homes to people, I will be forced to raise my rental criteria in order to protect my business interests. This means I will change my uniform criteria so that I only rent to the most highly qualified tenants.

It is ludicrous to penalize the landlord one month's rent for evicting an unsuitable tenant. That is a completely unfair financial burden on the landlord. This additional "landlord penalty" would force me to increase my rents, which is totally unfair to considerate, law-abiding tenants who treat my property well, but this bill leaves me with no alternative. This bill would force me to build up a "war chest" by charging my good tenants for the bad behavior and damage done by tenants who misbehave and endanger me, my property, and the community, or simply go out of business.

Allowing rent control would actually result in higher rents, because it forces landlords to increase the rent the maximum amount allowed every year to compensate for the fact that we will not be able to raise the rent when increased expenses for maintaining the rentals force us to do so. Every year property taxes, insurance, city utility expenses, repair and maintenance expenses all increase. Providing tenants with safe and comfortable places to live costs landlords money, and we need to make a profit in order to stay in business.

Landlords are providing people who cannot or do not wish to purchase their own home with a safe and secure place to live. Eliminating our ability to do so, and punishing us with what is in essence a huge fine for protecting our other tenants, our property, and our neighborhoods is counter productive to creating safe and productive communities.

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Thank you for taking the time to listen.

Mich Lewis  
Jackson County, Oregon

Sent from Windows Mail

Dear Ms. Coghlin:

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