

To all Representatives,

I urge you to vote no on HB 2004. I voted for you and I expect you to represent me.

HB 2004 is a bad bill that will not accomplish your goals.

Here is what HB 2004 will do:

1. Many small landlords will sell their houses which will be bought by single families, reducing the already low supply of houses.
2. All landlords will raise rents as high as possible to avoid being caught by 'rent control' and to cover the damage by tenants.
3. Tenants will no longer have any incentive to take care of their rental houses.
4. For cause evictions will go up. Anyone with a for cause eviction will never be able to rent in Portland again.
5. Tenant screening will become even stricter. Landlords will have to protect their properties.
6. Damage deposits will go up to protect landlords.

This bill leaves housing providers completely unprotected from tenants that will have no incentive to take care of a landlords property. You have chosen to attack landlords because we are in the minority and have no way to defend ourselves.

Matt Gill