

Rosenberg Corey

From: Bice Properties <bicepropertiesnw@gmail.com>
Sent: Monday, May 01, 2017 2:39 PM
To: SHS Exhibits
Cc: Bice Properties
Subject: HB 2004

As a sole proprietor, rental property owner in Portland, I am writing to voice my opposition to HB 2004. Imposing permanent rent restrictions and elimination of no cause evictions would severely impair my ability to maintain my buildings, and assure a tenant base that is respectful of the property and neighbors, and would put in place a very difficult recourse should a problem tenancy arise.

The restrictions, as proposed, are tenant driven, and unfairly place the burden of keeping an unfit tenant on the landlord. Prescribing allowable rent increases may not provide adequate funds to maintain or improve rental properties. Being forced to renew a tenancy, limits the landlord's ability to rectify an untenable situation, with the possible imposition of court costs and attorney fees, on top of the potential for relocation fees.

The idea of rent control can not be cherry picked to serve only tenants. Should the legislature move in that direction, a well thought out and equitable plan must be composed to protect the most vulnerable tenants, while balancing those protections with landlord incentives, in order for property owners to maintain and improve their rental properties, as well as make a fair return on their investments.

Thank you for your consideration.

Eileen & Tim Bice