



CARLA PROPERTIES, LTD.

February 11, 2026

RE: In Support of HB 4120

My name is Jessie Dhillon and I am Vice President and Co Owner of Carla Properties, Ltd, which is a locally owned/operated property management firm in Portland, Oregon. We are responsible for 2,168 rental homes in the greater Portland Metro Area, spread over the tro-county region. I am writing to urge your **support** for HB 4120, legislation that allows housing providers to adopt nonsmoking policies in multifamily housing in a clear, reasonable, and transparent way.

Secondhand smoke poses real health and safety risks in multifamily housing. Smoke travels through shared walls and ventilation systems, affecting residents who did not choose to be exposed. HB 4120 provides a balanced solution that improves public health while respecting existing leases and requiring appropriate notice.

HB 4120 also helps create a more consistent standard of protection for renters. Properties that receive HUD funding are already required to be smoke-free, while market-rate renters do not receive the same safeguard. This bill helps correct that imbalance without imposing a mandate.

By allowing housing providers to respond to resident concerns, reduce fire risk, and protect onsite staff, HB 4120 supports healthier communities and long-term housing stability.

I respectfully urge you to support HB 4120.

Sincerely,

Jessie Dhillon
Vice President
Carla Properties, Ltd.