

William Sweeney

MEASURE: HB 3005  
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SUBMITTED BY: Rep. Betty Komp

1795 Joplin Street South, Salem Oregon 97302  
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**Testimony to the  
House Committee on Business and Labor  
Re: House Bill 3005**

Ms. Chair and Members of the Committee:

I would like to thank you for the opportunity to express my support of House Bill 3005, which authorizes a person with legal estate in real property to evict person in possession of real property under lease or rental agreement for conduct that causes a place to be a nuisance.

As property owners we take seriously the many available avenues to deal with difficulties in a neighborhood. In some occurrences these avenues were successful at finding solutions to issues. I believe House Bill 3005 is a good addition toward protecting neighbors, property owners, and the community from tenants and those in the tenant's control who act in ways that are outrageous and extreme.

The previous home my wife and I owned in Salem, Oregon was and is surrounded by many wonderful neighbors, most of whom became close friends. However, there were a few properties which seemed to host a constant carousel of tenants who brought a range of nuisance issues. These issues ranged from late night noise to egregious criminal activity, including drugs, prostitution, burglary and physical bodily assault. During the 12 years we lived there, we worked through police, the neighborhood association, neighborhood watch, contacting tenants directly and contacting property landlords. When contacting landlords for some rentals we were told how difficult it was to evict a tenant due to the legal constraints property owners have in these situations.

My experience became more personal on a Sunday evening of 2010 when I decided to take our dog for a walk. After several block of walking I returned to my street, two houses from my own where I met with a neighbor and started a conversation. As we talked, two men coming from a nearby nuisance home, came up to us and physically assaulted us. The event left my neighbor and myself bruised and bloodied. Later that evening in the hospital emergency room I received 12 stitches in my face.

Thanks to good work from the Salem Police Department and Salem Detectives, the assailants were caught and sentenced to time in jail. My hope would be that in the future, using tools like House Bill 3005, this kind of event could be prevented in the future.

I believe property owners/landlords need all of the tools available to ensure that their neighbors, community, and their property are safe and protected. House Bill 3005 would be a valuable tool to assist with keeping our neighborhoods and communities safer and more livable.

Sincerely,

