

February 1, 2016

House Human Services and Housing Committee  
900 Court St. NE  
Salem, Oregon 97301

Dear Chair Keny-Guyer and Committee Members,

A few years ago our industry was reminded why varied enforcement tools are necessary for residential property management. Below is a timeline of Heather, it highlights the all too common scenario of one resident's conditional approval and within 6 months the resident gives notice, bounces the last rent check, FED had to be initiated, and culminating finally with Heather vacating the unit.

The next part in this story continues with Heather who is now the unauthorized occupant discovered in Mark's apartment in the same complex. Mark was issued a 60-day end of tenancy notice, and he subsequently gave his own 30-day end of tenancy notice to the management company to vacate sooner.

Sadly, a few days later Mark was stabbed by acquaintances of Heather, his estranged girlfriend and unauthorized occupant of his apartment. Mark died a week later from his wounds. The next day the management received a call from a neighbor registering her concern over Heather's continued presence at the apartment complex.

The following day Portland Police arrest Heather who had to be restrained while Mark's family was collecting his belongings from the apartment. All entry locks to the apartment complex were changed.

It's essential that management companies retain the ability to press those who commit violations of the rental agree to vacate sooner than the 90-day timeline suggested in HB 4143. It would make it harder to ensure the well-being of all renters in a community. Don't take away a key tool to keep residents and staff safe.

Timeline:

**2010**

Nov 22<sup>nd</sup> Heather moves into apartment 002 after providing qualifying Co-Signer

**2011**

May 10<sup>th</sup> Heather's 30-Day Notice received



Jun 5<sup>th</sup> Heather pays final pro-rate

Jun 10<sup>th</sup> Heather's check returned NSF

Jun 15<sup>th</sup> FED filed against Heather

June 21<sup>st</sup> Heather surrenders Apartment

Jun 23<sup>rd</sup> FED for 002 dismissed

????? CPMSI notified of Police response to #311 (domestic dispute)  
Discovered Heather is UA Occupant in 311

Jul 07<sup>th</sup> Mark issued 60-Day No-Cause Termination

Aug 04<sup>th</sup> Mark's 30-Day Notice received

Aug 07<sup>th</sup> Mark stabbed by Heather's accomplices  
<http://www.kptv.com/story/15223800/portland-police-investigating>

Aug 10<sup>th</sup> Heather's accomplices arrested  
<http://www.kptv.com/story/15246256/2-charged-for-nw-stabbing>

Aug 14<sup>th</sup> Mark dies  
<http://www.kptv.com/story/15265048/victim-in-nw-portland-stabbing-dies-prosecutors-expected-to-file-murder-charges>

Aug 15<sup>th</sup> Alexandra from #001 called concerned about threat of Heather's presence in building

Aug 16<sup>th</sup> Heather restrained outside Marcella Apartments by Portland Police while Mark's Family was present to collect Mark's Property. Portland Police arrest Heather, Detective requests apartment locks to be changed

Aug 17<sup>th</sup> All building entry locks changed, FED Dismissal filed.

Sincerely,

Maureen MacNabb  
Capital Property Management