

February 1, 2016

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

Dear Chair Keny-Guyer and Committee Members,

I have given people 30 or 60 day end of tenancy notice to move on a few occasions (in 20 years). Each time I have done that there was a violation of the rental agreement, but I chose not to use a violation-specific notice, because the first time I did that for failure to pay the rent, the tenant asked for a jury trial and it took two months to get him out of the apartment. Another reason is that the tenants always know they have violated the agreement, so when a violation-specific notice with a two week grace period is served, they just say they have ceased whatever the behavior is and then I have to wait until I have proof (again!) that they are violating the agreement. Typical reasons are: not paying rent, resident on resident harassment, unauthorized pets, smoking, moving friends in who aren't on the lease, and running unauthorized Airbnb rentals out of the apartment. All of these blatant lease violations resulted in end of tenancy notices served.

Sincerely,

Carmella Ettinger