



February 1, 2016

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

Dear Chair Keny-Guyer and Committee Members,

The best way to ensure a healthy housing environment for renters and owners is to make it easier to increase the amount of housing at all levels of affordability, while avoiding policy that will reduce new housing, increase the costs, or harm the wellbeing of the rental community. Property owners are still contending with the fallout of the recession and adding to the cost of doing business will only push housing costs even higher for the majority of renters.

Mainlander Property Management, Inc. mostly manages single-family homes and condos. Implementing 94-day notice periods for End of Tenancy notices in Portland has been a hardship to our owners who desire to move back into their homes. Unfortunately, HB 4143 would spread this burdensome requirement across the state of Oregon. Typically this has meant that our clients have to move twice or store the majority of their belongings short term while they wait for the notice period to expire.

Please do not make such significant changes to landlord tenant law—these changes will harm the wellbeing of the rental community, make housing more expensive and reduce the amount of new housing that will be built.

Sincerely,

Sue Shimada
Mainlander Property Management