



**MULTIFAMILY NW**

The Association Promoting Quality Rental Housing

February 25, 2016

President Pro Tempore Diane Rosenbaum, Chair  
Senate Committee on Rules  
900 Court St., NE  
Salem, OR 97301

Dear Chair Rosenbaum and members of the committee,

Multifamily NW supports HB 4143B as it provides common-sense amendments to Oregon's Residential Landlord-Tenant Act.

As a component of a comprehensive approach to housing issues in 2016, the bill comes to you with the support of multi-disciplinary stakeholders.

HB 4143B addresses three issues:

- More notice for tenants in month-to-month rental agreements prior to rent increases. Approximately 40% of Oregonians are renters. In this tight rental market, renters face a real threat of homelessness if subject to a sudden rent increase. The bill:
  - ◊ Increases the notice prior to a rent increase from 30 days to 90 days, to allow families a reasonable time to plan.
  - ◊ Stabilizes rent within the first year of a tenancy.
- Increases the permissible fine amount for violation of a non-smoking provision of a rental agreement.
- Technical fix to the law about emergency exits from bedrooms. Current law requires any bedroom in a rental unit to have a secondary means of exit that is up to code. Landlord and tenant advocates agree that a technical amendment is necessary to ensure that the building code in question is the one that was in effect at the time of construction or remodel.

These reasonable and common-sense solutions will help landlords, tenants and their communities remain stable, healthy and successful.

Please support HB 4143B.

Sincerely,

Deborah Imse  
Executive Director Multifamily NW

EXECUTIVE DIRECTOR  
**Deborah Imse**  
deborah@multifamilynw.org

---

2016 BOARD OF DIRECTORS

PRESIDENT  
Dave Bachman  
Cascade Management, Inc.

VICE PRESIDENT  
Jeff Edinger  
Tokola Properties

SECRETARY  
Lisa Nerheim  
Greystar

TREASURER  
Chris Hermanski  
Mainlander Property Management

IMMEDIATE PAST PRESIDENT  
Scott Arena  
Quantum Residential, Inc.

---

DIRECTOR

Amy Alcalá  
Princeton Property Management

Barb Casey  
Kennedy Restoration

Amanda Clark  
Guardian Management, Inc.

Gary Fisher  
Background Investigations, Inc.

Andy Hahs  
Bittner & Hahs, P.C.

Ericka Hargis  
WPL Associates

Angie Henry  
Income Property Management

Maureen MacNabb  
Capital Property Management, Inc.

Jill Smith  
Home Forward

Jami Sterling  
Sterling Management Group, Inc

Mark St. Pierre  
Interstate Roofing

Mike Williamson  
American Property Management