

Good morning Chair Keny-Guyer and Members of the House Committee on Human Services and Housing. Thank you for the opportunity to testify today.

My name is Jessica Blakely, and I oversee 20 apartment buildings in the state of Oregon.

Recently, I took over a rough apartment building locally.

During a party of known gang members, a rival gang arrived and shots were fired into that apartment as well as three others. Thankfully, no one was hurt. Despite my best efforts, no one wanted to talk. As you can imagine, everyone feared retaliation. Once I could identify the units where the gang members stayed, I issued my first end of tenancy notices.

I did not have enough evidence for a 24-hour notice or a for-cause eviction. Despite the continued drug dealing out in the open, I had no actual proof. Just my words against theirs. For my own safety, personal surveillance was not an option.

I found connections between additional units as I continued with the investigation. One, a cocaine dealer, arrested on property, and the other two suspected drug connections moved out even prior to the expiration of their notice. To my amazement, the drug dealers had gone through the attic space, cut an access through the attic firewall and were moving drugs through the attics of one entire building.

This event resulted in displacement of less than 3% of the total residents on this property. Imagine the relief of the good tenants. Without this ability, or with the heavy relocation costs I would have owed \$21,000 to the ones that committed horrific acts and took the property hostage. That's not an option for small owners.

I am not the "bad" landlord who vacates entire buildings and should be subject to a different standard. I am asking that you do not eliminate end

of tenancy (“no cause eviction”) for protection of my residents, my owners and my on-site staff.

I am asking, at very least, an amendment that allows those using this notice for my purpose intact. That I can still handle that small percentage of “bad apples” without causing undue stress or burden on other tenants.

Punish those using it for profit and vacating entire buildings, but not those who use it to maintain the safety and security of our tenants.