

Talent Parkside Apartments, LLC  
220 W. Rapp Road  
Talent, Oregon 97540

Dear Sirs;

I have been a landlord in the state of Oregon since 1975. I currently own and manage 155 rental units. There are two areas of proposed legislative changes that I feel need further examination.

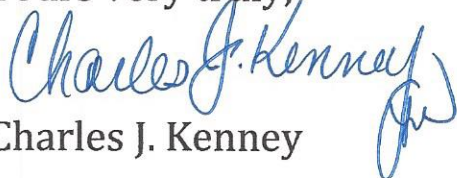
Firstly, the elimination of the no cause notice: The no cause notice is only available to landlords for month to month tenancies. It is really the only motivation for landlords to offer month to month tenancies. The elimination of the notice will eliminate that motivation and tenants needing month to month arrangements will not be able to find them or they will have to pay a premium to get them. Further, requiring all notices to have a cause is creating a venue for arguments and disputes and an analysis of the cause. The policy will fill attorney's offices, clog up judges' agendas and courts, and complicate mediations. Month to month tenancies are totally equitable and serve both parties as causes for termination by either party are no cause. If other arrangements are desired all one has to do is enter into a rental agreement or lease for a specific period of time. The public has choices now.

Secondly, the imposition of rent control: I have owned each of my rental properties for a period of at least 22 years, some for over 40. If rent control happened to be set at a rate of 4% per year each and every rental I have today would rent for more than it does and that is after significant rent increases over the last two years. In the least dramatic example an apartment

renting for \$600 in 1994 today rents for \$1,030. That same apartment at a 4% annual increase would rent for \$1,421.95. Markets are not stable or predictable. If the government gets involved in setting prices they will either be lower or higher than they should be. If the market is not allowed to perform we will either have over compensated landlords or slums from the lack of the availability of sufficient funds to maintain the properties.

Private providers of housing will survive either way. The proposed changes will narrow the number of rental arrangements available to the public by making month to month agreements either non existent or more expensive. Rent control will either make rentals more expensive or inadequate. The proposals are both short sighted.

Yours very truly,

  
Charles J. Kenney