

Bill; HR2004

My Name is Deborah Daves, I have a small 6 plex in Oregon. Bill HB2004 would cause hardship on Tenants as well as a rental owner.

Hardship on Tenant;

- 1) Landlords often refuse to rent to a tenants when "cause to Terminate" is involved, due to the very reason on the termination.
- 2) Landlord must now be stricter on the Tenants, than in the past. Something that would have been overlooked or worked with the Tenant, means Landlord will no longer be able to, or want to.
- 3) Landlord will now document every thing that the Tenant does to/in the Unit or Tenant behavior.

Hardship Landlord;

- 1) Bad Tenant; Often have learned how to work the system. An Example of Bad Tenant; I had a "peeping Tom" nothing in the background check, showed this person to be a "peeping Tom". When the other Tenants began to complain about the "peeping Tom" all refused to file a complaint against him. The "peeping Tom" follow all the rules, if he were not a "peeping Tom" he would have been consider the perfect tenant. The Good Tenants began to move out due to the "peeping Tom". I faced a choice give the "peeping tom" a "no cause to Terminate" or have empty rental units.
- 2) Good Tenant; This Tenant follows all the rules, pays rent on time, plus takes care of unit. They do not get "no cause to Terminate notices" I have month to month tenants that has been in my units for up to 10+ years.
- 3) Good Tenants; Only get "No Cause to Terminate" after the Landlord has explained Why. Example Place for Sale, Remodel/repairs and Etc. Then the Tenant is often relocate in the same complex or some other unit that the landlord has available.
- 4) No Cause Termination; Landlords will often rent to a Possible Tenant with a "No Cause to Terminate". Landlord knows this tenant, was or is a possible Good Tenant, but circumstance beyond the Tenant's control cause the "Termination"
- 5) **Good Tenants; are kept as long as possible.**

Thank you for your time
Deborah Daves
Rental Property owner