

Hello I'm writing to ask you to vote against removing no-cause evictions. Here is a little background on my wife and I. My wife and I have several neighboring houses that we have bought over the past 20 years, to rent out for income in our retirement. Since our rentals are close by, our tenants are also our neighbors. We typically rent to people who got off track in the past and are trying to start their life going in a better direction. (basically we give sincere applicants a chance when professional property mgmt is reluctant) The houses we rent out have been remodeled and they are a 3bd/2ba middle class homes. I can say we have never evicted a good tenant, If I evicted a good tenant then I would have the expense and inconvenience of finding another good tenant. Let alone how unsettling it would be to my other tenants. Good tenants want the security of knowing if they follow the rules they won't be evicted. We have used no-cause a couple of times in 20 years, once when a tenant became unstable, threatening, and scary for my wife and I, another time when a tenant became very threatening to our neighbor. In the neighbors case we used no-cause eviction for our neighbors safety, because the evicted tenant made clear he would get even if he found out someone had complained about him. My wife and I are on fixed incomes we cannot afford major expenses or physical confrontations. If we do not have no-cause evictions to use in limited cases to protect ourselves and our neighbors safety, then we will have to either have to raise our standards or sell the rentals to minimize the chance of a bad tenant, in either case there will be fewer rentals on the market making the rental market even worse. From my perspective the rental crunch is strictly caused by supply. No matter what the price, if 10 people apply for one of my houses the other 9 are left looking. I know there are bad landlords but lets stop bad behavior without hurting the landlords who are trying to be good landlords. My wife and I have enjoyed and found it rewarding to see people better their lives by being given a chance. Our longest tenant has been 12 years, and he only moved because he had to be closer to town for doctor visits, 7 of our former tenants, while renting from us, saved enough money to buy their own home. I cannot think of a reason to evict a good tenant, but no-cause eviction is a useful tool in limited occasions when your or your

other tenants safety is at stake. Please do not eliminate no-cause evictions. Sincerely Don Merkle

