

HB2004, if passed, will be another stake into the heart of affordable housing. Small rental owners like my husband and I would exit the rental market as it becomes harder and more frustrating to be good landlords. Last year, we had to use the no cause termination of tenancy notice to move out a problem tenant. Our rental property is about 3 hours from where we live, and it has been a rental for seventeen years. The tenants, a woman and her family lived in it for over a year. Two months after their move-in, problems began, starting with a bounced check. We tried to work with her, but problems kept arising. Neighbors came forward with complaints. We finally gave the tenants a 60 day no cause eviction. She decided to go to court and so it was dragged out several more weeks. They finally moved out with no forwarding address and over \$6000 in damages. Not having the ability to give a no cause eviction would have dragged this out even longer, and we would not have been able to be as flexible in working with them. As it was, we waited until before summer break to give the no cause notice because of her children being in school. Do not take away the no cause termination of tenancy. It will take away an important tool and make housing and renting a tougher and less forgiving environment.

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Sent from my iPhone

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