

March 1, 2017

Dear Sir or Madam,

My name is James Bowland and I live in Southern Oregon. I currently have approximately half a dozen rentals that I've been managing for almost 20 years. I oppose HB 2004 and I urge you to do the same.

I intentionally use fixed term leases for our rentals that will end during the summertime because that is when we have the greatest demand for rentals. If Bill 2004 is passed, it will force me to no longer be able to renew fixed term leases for another fixed term, rather they will become month to month agreements, which will ultimately create higher vacancy risk for me. That may not sound like a big deal to you, but we've had tenants more than once give us notice when we used to do month to month rentals, in the middle of winter, causing a vacancy for multiple months. Bill 2004 no longer allows us to have a fair contractual agreement between me as landlord, and a tenant. Instead, it becomes a one-sided agreement giving all the decision making power to the tenant, once the first fixed term agreement is over, thereby ultimately creating substantial risk and substantial vacancy risk for me, and more often than not, additional financial losses.

I understand that markets such as Portland, as well as some of the southern Oregon markets, are extremely tight right now. I don't think Bill 2004 is the solution. It will ultimately create additional losses and hardships for all landlords and ultimately create even higher prices for future tenants. As a landlord, if I'm forced to go to a month to month agreement, I am going to be forced to increase the rents substantially to offset the vacancy losses I am going to incur in the winter.

I also oppose Bill 2004 because it is taking away the landlord's right to use a no cause notice. Obviously as a landlord, my goal is to get a tenant that is going to take care of the home and pay their rent on time, as well as get along with their neighbors. Over the last 20 years, I've been forced to use a no cause notice only a few times. It was in the scenario where a tenant moved into a duplex, and they weren't completely honest about themselves prior to moving in. After giving them multiple warnings to conduct themselves so as to not take away the quiet enjoyment of the other tenants, I was forced to move quickly and give them a 30 day no cause notice. If I did not have this option available to me, I would have been forced to keep that tenant, and lose the other tenants that had been there for a long time and were good tenants. Obviously we are in the business to rent the homes out to qualified tenants and any vacancy we have ends up costing us money. We only use no cause notices as a last resort. Unfortunately with this bill 2004, it would take away our right to protect our rental home as well as possibly protect other neighboring tenants, and being able to quickly rectify problems.

So I sincerely ask you to consider the detriments of HB 2004, and vote against it, and look at other alternatives that might help the rental crisis in Portland, which I feel is the main driving force behind this bill.

Thank you very much,

James Bowland

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