

Dear State Legislator,

I am opposed to this bill. I realize rentals are a business but not everyone can cover the expense of moving a tenant. Yes, furnaces and roofs need to be replaced but those are reasonable costs that are indeed part of doing business. These costs would be punitive. I have been a rental owner of two duplexes for the past 20 years. Most have stayed at least 5 years. My renters have been like family and I have not raised the rent except when someone has moved. I currently have two renters who are very responsible, and have been there ten years. They are paying fifty dollars less than new renters and will not receive an increase because they take care of my property.

Removing the no cause law will make it harder to remove troublesome renters. I had a middle aged woman show up repeatedly at a male renter's door in the middle of the night, drunk and naked. He did not want to call the police and "get her in trouble", so I had no proof of her behavior. I listened to many people testify of the refusal of tenants to make complaints for fear of reprisal. I haven't had this happen yet but have worked as a psychiatric nurse for 20 years and worked with many abuse victims who would not bring complaints because they feared for their life. This house bill will put many people at risk. Many of the renters who testified today had laws in place that would have protected them if they had complained to housing authorities.

It seems that making laws less expensive to build would be a more reasonable place to start to relieve this crisis. I am 68 years old and the rentals are my source of retirement income. I will be forced to make my rental criteria such as rental history, credit rating, criminal history much more restrictive. I will not be willing to "take a chance" on someone as I have many times in the past.

Thank you for the opportunity to voice my concerns.

Sincerely,

Jean Howard

Idleyld Park, Oregon