

I am a property owners as well as a Property Management company. I have been in property management for over 17 years and have seen and dealt with good property managers and owners as well as bad ones. I can honestly say the good ones far outweigh the bad ones and of the bad ones most of them aren't purposely being bad landlords, they are just uneducated.

This bill will not only hurt owners and landlords across Oregon but will also create problems for tenants and their housing needs.

I am part of the Portland Area Rental Owners Association and of our almost 200 members 80% of them own less than 5 properties. Having to pay to have tenants relocate will cause a financial burden on them. They just can't afford an additional cost over what they already are required to pay for turnover. In my own property management company, I have 5 owners who are already thinking of selling, this will push them over the edge making 10 more properties being sold and 10 less rentals in an already dwindling housing market. I fully realize 10 isn't a lot, but if all Property Management companies have 10 less properties that is potential thousands in a whole. This will also cause a great deterrence for investors to purchase rental properties, and could make a lot of smaller Property management companies go out of business. Tenants are going to be in shorter supply of places to call home.

I manage as well as represent in Portland, Oregon City, Salem, Woodburn, Wilsonville, Gresham, Cannon Beach, Lincoln City, Beaverton, Tualatin, Tigard, Canby and more every day.

I have used the No Cause Notice to save tenants from losing their section 8. If we give tenants a notice For Cause they will be kicked off the program as well as damaging their rental history. I have so many specific stories I could go on for pages. One that sticks in mind, and is so sad; I had a tenant, mother of 2, on section 8. Section 8 was paying her rent for her but she was unable to pay her utilities. We were waving late fees as well as the noncompliance fees out of sympathy for her situation, but our owner couldn't keep having these costs add up. She didn't want to leave and would even try to find a new place so we had no choice but to serve her a notice, rather than a Noncompliance notice for cause, we served her a no cause notice and she left keeping her section 8. Had we had to serve a for cause notice she would have been kicked off Section 8 and been homeless. If our owner would have had to pay a couple thousand to the tenant it would have meant she couldn't pay her mortgage the following month. I can't see a world where that could be considered justice.

I would like this statement to be considered testimony in tomorrow's House Bill discussion.

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