

## Written Testimony

I do not support this house bill as it is written.

I have listened carefully to all the testimony.

I realize there are Oregonians who have been displaced due to large rent increases and "no cause" notices.

I am a landlord, I am reasonable. I have had to live on a budget for a long time and realize that large rent increases would be tough. However, we currently have to give a 90 day notice.

That is 3 months to re-budget or move. 3 months is quite a long time.

Perhaps there can be a fixed % of increase that can be done annually.

### SOLUTION

**Allow the landlord to increase rent annually**

**Allow the tenant to be assured that their increase would be a fixed % (if any) -and can only be done annually with 90 day notice.**

### NO CAUSE NOTICES

Sometimes we rent to a tenant that does not work for a variety of reasons. But- I do not want to taint them by doing a "with cause".

I usually know within the first year of tenancy if the tenant is a good fit. I do not want to cause negative history.

**I propose that "no cause" notices be allowed at least for the first year of month-to-month tenancy.**

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