

Rent Control and No Cause Notices of Termination

Dear Legislature,

I am a residential landlord residing in Jacksonville, Oregon. My father began in the residential rental business in the 1960's in Medford and we currently have a family partnership that owns and manages 73 residential apartments in Jackson County. As a business we are very attentive to the needs of our residents and strive to provide a safe and peaceful environment for them.

There are a few House Bills coming forth that are of great concern to me (House Bill 2001, 2003, 2004, and 2240). They contain language that would impose Rent Control on landlords, and remove the option of No Cause Notices of Termination. I am urging you to vote against these bills, and any other that would impose Rent Control or remove No Cause Notices of Termination.

Rent Control

Our rent raise policy is based on market conditions and is not constant. For example, during the Great Recession we did not raise the rents of our tenants because many people had difficulty maintaining the income they had been receiving previously. We held rents stable from 2007 to 2012, not raising rents for five years. This was a relief to the tenants and prevented excessive loss of housing for residents unable to keep up with a standardized rent increase. In 2012 we were able to return to normal rent raises to keep up with the increased cost of running our apartments.

In the event that we would be limited to a set rent increase amount (Rent Control), we would have had to raise rents during the Great Recession because of the unpredictability of the costs of owning and managing the apartments. If we didn't raise the rents during the difficult years, then we couldn't have made up the expense differences after the end of the Recession. We have no control over hard expenses such as water and sewer service, natural gas, electricity, roofing, paint, property taxes and other maintenance costs, and could end up unable to continue providing housing for our community.

No Cause Notice of Termination

Our eviction policy is based mostly on For Cause situations, but there are some instances where the option of No Cause Notice of Termination is the best choice. A No Cause Notice of Termination is actually served for a cause, but no cause is stated because stating the cause can endanger the resident that filed the complaint against the receiver of the Termination Notice. If resident A files a complaint about their next door neighbor B there are some situations where the neighbor B will be able to determine that the complaint came from the adjacent apartment A. This creates a situation where the complainant A may be subject to retaliatory action by their neighbor B. We have seen this happen and with some apartment dwellers it can be very dangerous to complainant A. It may be imperative that the privacy of a complainant be protected, and a No Cause Notice of Termination is the best solution for that.

Please vote no to any bill including Rent Control for landlords or any bill to repeal the statewide prohibition of cities and counties to regulate rents.

Please vote no to any bill removing the No Cause Notice of Termination.

Thank you,
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