

I am a private landlord writing to request that you oppose House Bill 2004, which prohibits landlords from terminating a month-to-month tenancy without cause except under certain circumstances with 90 days' written notice and payment of relocation expenses. My reasons for this may be best explained in an example and I will share a current one.

A couple began their 12 month lease of my single family home 10/2016 and since then several noncompliance complaints have been brought to the attention of the HOA president including piling trash out front, abandoning pets on the property, allowing pet waste to accumulate, and noise/disturbance after hours. The HOA and neighbors have been dealing with the tenants directly and did not inform me until these noncompliance issues were repeated on several occasions. They do not have permission to have pets on the property and were keeping 3 dogs including leaving them outside in the cold at night and in a dark garage. The property is non-smoking and neighbors have reported them smoking. By law, I have given them a noncompliance notice and a warning notice, but I am not able to evict them unless they reoffend following issuance of this warning and I have proof. I have since done an inspection of the property and explained their responsibilities to them (again.) During the inspection, they had all the windows of the home open and the heat on and there was extensive clutter in the home and an odor in the home which I suspected was marijuana. Another couple was staying there without my knowledge which is also a lease violation. They signed an agreement with the lease that there is no use of marijuana or smoking on the property. The entire interior of the home was repainted and updated with new window coverings, hardware, light fixtures, some new appliances, prior to their occupancy and most of the work done by me. They have demonstrated a significant lack of respect for the property and for the lease agreement and are bad tenants. I need adequate proof to take them through the eviction process and this is a process that causes hostility, time in the courts, and loss of rental income. I would prefer to give them adequate notice to end their tenancy at the end of their lease unless they reoffend and I have adequate proof to proceed with eviction. Continuing this tenancy will require constant vigilance from me, puts my property at risk, increases my personal risk, and risks continuing to offend neighbors.

**There are cases such as this when landlords need the option of no cause evictions to get rid of bad tenants in a manner that generates less hostility, is less time consuming, and less costly than a formal eviction. This is one example but I have others in my 10 years of managing my own properties.**

I also tend to reward good tenants by not or only minimally increasing rent during the tenancy and I believe this motivates some tenants to be better tenants. I appreciate being able to catch up with the market between tenancies and rent control would result in my increasing the rent on a yearly basis without regard to tenant behavior.

Please and oppose House Bill 2004. There are better solutions to the housing crisis that do not hurt landlords.

Thank you for your consideration.

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