

Dear Legislator,

Having been a landlord since 1977, I am very concerned about how the proposed legislation (House Bill 2001, 20003, 2004 and 2240) of imposing rent control and doing away with No Cause Notices of Termination will impact my ability to do business and my tenants' livability of my rental property . Thirty Day No Cause Termination are especially vital when an offending party is not performing to the full expectation of the rental agreement ,or when the landlord does not want to subject the tenants to formal eviction wherein their ability to rent in the future is potentially harmed. For example, there was an unauthorized roommate living at my rental that was not on the rental agreement. I was told by my tenant he was just there for the legal amount of time but I knew it wasn't true and I didn't want to subject my tenant to formal eviction and a negative rental history. Instead I gave a no cause termination to my tenant, because I found out the unauthorized roommate had an egregious criminal history that would not have met my approval policy for placement. I felt I had a duty to protect the neighbors within the community and avoid possible retaliation to me if I would have chosen to evict for a cause.

That is just one of the reasons the 30 Day No Cause is necessary. There are many more scenarios when this cause is needed. Even with the laws as they have been over the years as my time as a landlord, I have been taken advantage of many times. I have won small claims court decisions and tried to collect from ex-tenants directly and still wasn't able to collect damage fees from tenants. It is a challenge as it is, and with the proposed changes I am concerned for my situation as a landlord. My rent amount has always been very fair and I follow the guidelines from my local Oregon Rental Housing Association.

Now rent control, that is another issue. Please, as our voice, look at all the facts and past history of rent control. It doesn't work well for the tenant or the landlord. If legislation limits rent increase to 5% per year regardless of market conditions, you can expect landlords to raise the rent every year because there will be concern if they don't, they may not be able to cover the cost of doing business. The only way out may be to sell the property and there goes one more rental that could have been available for a tenant. As far as Oregon goes, our rental problem is lack of rentals and more and more people moving to our state. The proposed legislation is not going to help this problem. More homes/apartments need to be built to accommodate. People turning their rentals into nightly vacation rentals have taken many rentals off the market for long term tenants.

There has to be a better solution than what is being proposed and I ask for your help to seek the answer's necessary, with all the facts, and from all the voices within the industry.

Thank you,  
Lori Snyder