

I have 2 rental houses, and a 4-plex. I've been a landlord in Oregon for approximately 20 years. If HB 2004 is enacted, I would seriously consider taking my two rental houses off the rental market, and selling them. I live in one of the apartments in the 4-plex. I'm not wealthy. I'm not getting rich being a landlord.

My ability to make a tenant leave with the "no cause" defense is so crucial for the landlord to have. Here are some examples: I've used the 'no cause' when I've had a tenant who disturbs others with loud or suspicious behavior; or a tenant who denies smoking in their apartment; or a rude and obnoxious tenant; or a tenant who has repair problems that occur WAY more often than normal.

'No cause' is so much easier and cheaper than taking the tenant to court and having them evicted - where it's going to be my word against theirs. Other tenants don't want to testify on my behalf. They fear retaliation and also don't want to take time off from work to come to court. It's in the tenant's benefit to get a 'no cause' rather than an eviction because the tenant will still have a clean record, and therefore easier to get another apartment. To go to court, my costs increase, and therefore my rents will have to increase.

Being a landlord is a business, not a hobby. I have to make a profit. It's usually about 5% per year - a lot less than the average PERS retirement benefit, and a lot more work and risk. I don't mean to be disrespectful, just want to make a comparison.

I also object to giving 90 days notice plus re-location expenses. Again, I will have to raise my rents in order to have a reserve for this possible expense.

It's not the landlords' fault that there's a housing shortage, so new laws making it more difficult to be a landlord could actually make things worse...e.g. landlords selling their rental houses to home buyers, and discouraging investors from building new rentals.

HB 2004 isn't a solution to the housing shortage and in fact, will make it worse. A real solution would be for the state and AARP and other social organizations (Shelter Care, etc) to build housing...then supply and demand will level out.

Stop burdening landlords with unfair laws.

Mary Addams

PO Box 11631

Eugene OR 97440