

March,01,2017

Dear Committee Members & Legislators,

I would like to voice my opposition to the proposed law HB 2004. I've been a housing provider since 2004. Never once have I ever used the no cause eviction to terminate a tenancy on a good tenant. No housing provider wants expensive turn over or to lose a good tenant. Actually I keep the rents lower and take care of any maintenance requests right away, to avoid the risk of losing them. The only times I've used the no cause termination was to protect other tenants and neighbors from the bad tenants after repeat violation notices were sent with no affect. Some of the instances were; A Tenant menacing another tenant or neighbor, disturbing the peace all hours of the night. Traffic late at night/early morning, people knocking on other apartment doors. Drug activity, unauthorized pets/tenants, pet waste all over the property in front of other neighbors doors and walk ways. Littering, smoking and throwing cigarette butts all over the property. And by the way, once those tenants moved out the problems went away immediately.

Unless you guys are housing providers, I don't think you would totally understand what we have to deal with. The use of No Cause Notices to renovate and generate higher rents is getting all of the news. And families and children being displaced I totally understand the emotional side. But PLEASE understand our side as well. And by the way some of these renovations are good for the neighborhoods and tenants. One building that comes to my mind was the newly renovated "Arleta" apartment building in SE Portland a few years ago. Myself and my brother own a small 10-unit apartment building about a block from there. We remember how run down it was and all the drug activity, violence and shady characters hanging out there. It was scary to walk by there. Come and take a look at the neighborhood now after the new owners spent all the money renovating it and cleaning it up. Come talk to the neighborhood mothers and ask them if they feel its safer for their kids now. And what the people living in the neighborhood think of it now. Imagine if you guys lived next to a run down building that was falling apart and needed repairs . We need to be honest, typically those types of buildings have lower rents and more crime. To be fair a lot of these developers/investors are paying a lot higher prices for these properties as well, in addition to the expensive remodels. What's the solution to limit what people

could sell their properties for? I know some of you guys own your own homes, are you willing to sell for what you purchased them years ago to keep rents down.

The no cause eviction is a fairly inexpensive way of getting rid of bad tenants and protecting the right of quality livability for the other tenants and neighborhoods. Allowing the housing provider to avoid the expensive, difficult to prove, with cause eviction process. And other tenants & neighbors from endangering their lives to testifying against other dangerous/violent tenants. Expensive attorney fees in the thousands and thousands of dollars as well. Not to mention how some people are getting away with murder and other terrible crimes. Imagine how difficult it would be for a housing provider to get rid of a bad tenant we are already at a disadvantage with the judge, as they almost always are on the tenants side. All this will only increase the cost of housing. Please vote no on this law and be fair to all the people.

Thanks for all your public service, if I can be of help please feel free to contact me any time Rod (Radwan) Akroush 503-381-9688.

Sincerely,

Rod (Radwan) Akroush