

March 1, 2017

Dear Representatives:

By way of introduction, I am a registered voter and proud, lifelong resident of Oregon. I hold an MBA from Corban University, am a single mother of two boys, and have worked for the past ten years in property management. I am also a renter, and offer a unique perspective that I am both a tenant, and an apartment manager.

I write to urge you to vote no on House Bill 2004.

As a property manager, my paramount interest is ensuring the peaceful enjoyment of my fellow residents and neighbors. As our elected official, I believe you share that interest. House Bill 2004, although optimistically intended to protect Oregon's renters, will have the opposite effect.

For the sake of brevity, allow me to illustrate with just one example of the harm it will inflict: Every person is entitled to peaceful enjoyment of their residence, and current Oregon and Federal law requires me to defend that quiet enjoyment by maintaining a harassment free environment. If House Bill 2004 were to be enacted, the time and harm required to produce enough evidence to satisfy the burden of proof to process a for-cause eviction would allow a harassing tenant to remain on the property and create a hostile environment for the remainder of the tenants. Under the current law, residents can be protected, and tenants creating a hostile environment are given ample time to make alternative arrangements.

As keen business people, landlords and their property managers are incredibly judicious in employing a no-cause eviction as vacant properties are not capable of generating revenue; it is in their best interest to limit the use of no-cause evictions to continue revenue and not harm their reputation in the community. However, as the scenario above illustrates, there are instances where the no-cause eviction allows property managers to protect the remainder of their residents.

Thank you for your service to our community and representing the interests of its constituents by voting "NO" on House Bill 2004.

Sincerely,

Melodie Atkinson