

I have been an apartment manager for 11 years with 2 different local owner managed properties. In those years I have seen the market fluctuate drastically. I'll start by saying I have only ever given 1 no cause termination notice and it was for a tenant who was aggressive with Neighbors including children. We chose that option to allow him to be able to rent elsewhere. I know many people in the industry and none of them have ever given more then 1 or 2 of these notices. These are not normal notices used, this is a lifeline for us as the on site managers.

With the last set of regulations in Oregon we saw a huge increase in rents that has lead to a large portion of this issue. Requiring ALL landlords to take section 8 housing vouchers we saw an instant rent increase as landlords attempted to price themselves out of the voucher range and in doing so, all neighboring properties increased their rates to the new "market" rate. MORE regulation always has a way of backfiring.

Additional reasons for removing a tenant with a for cause: New owner purchase, as you know home rates are sky high including investment properties, rents must come up to accommodate that new mortgage. People will NOT be able to sell if the new investor can not make any money or even lose money.

There is a cost to fix and update apartments and homes. How do we provide clean, healthy housing if we can't afford to pay for updates. This will cause landlords to sit on major issues instead of fixing them.

By removing no cause it will also remove incentives for landlords to go out on a limb and rent to someone who doesn't meet criteria. People will increase criteria including 4 times the rent as income, no notices, no delinquencies, no complaints as well as other strict regulations. This will impact tenants more then they are already.

I also know if having a rent increase cap goes into place my owner will choose to increase to the MAX 5% vs the 3% we normally use on a year to year basis.

More regulation is going to do the exact opposite of what you are trying to accomplish. Please do not vote for this measure it will hurt Oregonians.

Thank you, Nicole F.

Sent from my Verizon, Samsung Galaxy smartphone