

Good Morning,

We have two residential rentals in the Salem area and this bill is yet another unnecessary regulation being placed on us as landlords. We are fair landlords to our tenants. Our rents are reasonable and haven't been raised for two years, our terms are month to month and we have long term, satisfied tenants. We feel we must retain the right to evict a bad tenant without it costing us relocation expenses. If the state is looking to keep rents low, this is not the way. We feel that a tenant's ability to pay for these expenses should be their responsibility. It may be called "without cause" but there is always a reason a tenant becomes undesirable. No landlord wants to evict a good tenant or even a mediocre tenant if they can avoid it. Most small landlords are fair people. This bill and others are pushing out small landlords and pushing rentals into the hands of large rental companies who are far less likely to work with tenants on rent or anything else. This is a Portland solution to a Portland problem not a statewide solution.

Mike and Melinda Short

Sent from my iPad