

Dear Human Services and Housing Committee,

My husband and I own a 17-unit apartment complex in Stayton. Our apartments rent for about \$425-\$450 a month. Our goal is to have our units full. We would never evict someone without a good reason to do so. Please oppose HB 2004, which limits our options to keep our apartment complex livable for all tenants.

I believe we may have used a no-cause eviction twice in the 20 years we have owned the complex. I really can only remember one time, which happened recently. One tenant was continually doing things that affected the livability of the complex for the other tenants.

Could we "prove" it? Not really, not unless we got statements from the other tenants who were afraid to have their names attached to it. As landlords, you begin to know your tenants. When long-time tenants who never cause problems are concerned about other tenants, **whose rights are being protected with the landlord cannot afford to evict the trouble-maker? Whose rights are being protected when the trouble-maker can stay for 90 days?**

Here's what may happen if HB 2004 passes. **All tenants' rent will need to be increased** to cover the cost of a potential eviction for a trouble-maker. All potential **tenants may be subject to more screening**. Currently, we'll take a chance on people, and it generally works out. If HB 2004 passes, we won't be able to do that. And, of course, it's difficult to get an honest referral from a previous landlord. They want the "troublemaker" to leave. They won't tell you the previous tenant causes trouble. **Landlords will lose an important tool that helps keep good tenants safe and happy.**

Good tenants have another option, of course. They can move. And they will if problem tenants are allowed to stay. **One problem tenant could literally bring financial ruin to a landlord as well as cause hardship on other affected tenants.** Word gets around, especially in small towns. People will avoid a complex where "bad" tenants live.

From what I can understand, no-cause evictions are an issue when large companies buy apartment complexes and either raise the rent on everyone or evict them all. Maybe you can address that specific problem. But a blanket removal of 30-day no-cause evictions just opens the door to problem tenants adversely affecting the livability for good tenants. Please oppose this bill.

*Chris Mayou
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