

If I may address the panel:

I would ask that more consideration be given to the dramatic changes being proposed.

The outcome WILL decide if owners are able to offer their properties for rent VS the financial burden a tenant could cause to the owner and the property management company.

For owners to pay moving expense up to \$5000 and double the deposit because rent increases more than ten percent and for removing month to month tenancy is above and beyond reasonable.

The "No Cause Notice" should remain as a tool to apply for circumstances that it was designed for.

We have good owners and good renters and it helps protect them. This prevents tenants that use the system in a negative manner from bringing down our efforts to provide safe, healthy living conditions.

What you are proposing limits us to protect other tenants and the owners and WILL create substantial financial burden for all parties except the tenant.

ALL tenants must follow the rules and regulations they agreed to when they signed their Rental Agreement.

This is giving tenants not willing to abide by a legal document a loop hole.

Please don't make a hasty decision (just because Portland did) on such important matters; review the ramifications instead of following in their footsteps.

Respectfully submitted,

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