

# SCANLON SHARP LLP

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Dear Members of the Oregon House Committee on Human Services and Housing,

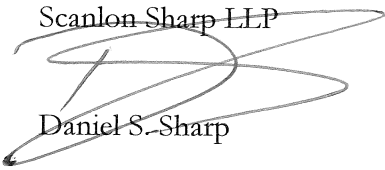
As both a tenant, and an advocate for tenants, I write to respectfully request that you support HB 2004, ending Oregon's no-cause evictions and repealing the existing ban on rent stabilization. Such measures are necessary to provide basic protections and necessary stability for millions of Oregon tenants, which include children, the elderly and more vulnerable populations.

In much of my experience, the no-cause eviction is used improperly to evict tenants attempting to enforce basic tenant rights. Many tenants are simply ignored when they raise legitimate issues related to the habitability of their homes. I am often contacted by tenants that have been served with a no-cause eviction shortly after they made fair and reasonable requests that their landlords act in compliance with existing Oregon laws. Others are fearful of receiving a no-cause eviction should they assert their limited rights and instead endure living in dreadful conditions. In short, the no-cause eviction is being used by certain, and unfortunately too many, unscrupulous landlords as a loophole to circumvent Oregon's existing landlord retaliation laws. The just cause eviction provisions in HB 2004 would prevent such injustices by requiring a legitimate reason for termination of a tenancy (such as breach of the lease, family necessity, etc.). While there are decent landlords and property managers who do not engage in such practices, there are simply too many that are willing to use this process for improper purposes.

In terms of rent stabilization measures, it should be emphasized that they are not a prohibition on rent increases, though they are too often characterized as such. Rent stabilization is merely a measure to prevent rents from being raised unreasonably or so rapidly that tenants willing to pay increased rent are priced out of their homes without some time to adjust.

Currently, Oregon tenants are in crisis, and without real and meaningful change in accordance with HB 2004, their lot will only worsen. But is not only tenants who will suffer, but rather all Oregonians who are concerned by a dramatic increase in homelessness and the appearance of inequity in this state, which prides itself in being fair and just to all its citizens.

Sincerely,  
Scanlon Sharp LLP



Daniel S. Sharp