

Dear Senate Members,

In regards to the above referenced bill, I would appreciate your consideration in relationship to my input as a landlord, property owner. I own a duplex in Sublimity, Oregon. I have had the good fortune in having tenants at this property who pay their rent in a timely manner and take care of the property. As an owner of a previous property which I leased to party who was not so respectful, I have experience with both the good and the bad. In the latter case, it became necessary to serve the tenant with a 30 day notice to move because I made a decision to sell the property. Upon notice to vacate, the tenant made the unfortunate decision to do damage to the property. The cost of repairs were significant.

As to HB2004, the proposed legislation appears to benefit only the tenant and leaves the property owner in the position of incurring a sizeable amount of money. The proposed 90 day termination notice is excessive, particularly if an owner has a tenant who is not fulfilling the terms of a rental agreement or lease. There are very legitimate concerns regarding notices to vacate, which at times are necessitated by the tenants actions.

As to the owners responsibility to provide and reimburse a tenant, up to \$5,000.00, for moving expenses. Again, the proposed legislation is excessive and favors tenants with no protection to the owner. As a property owner and a concerned citizen, I take pride in the property that I own and feel very strongly that this bill as it stands will be extremely detrimental to property owners.

Thank you for your consideration and again, I urge you not to pass this bill.

Cheryl Cole