

Susan Knowles  
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Dear Representatives,

Please consider my testimony against HB-2004.

The proposal to remove a landlord's option to use no-cause evictions as a tool is bad for both landlords and tenants including the most vulnerable. Evictions are costly and time consuming landlords are less likely to take a chance on renting to anyone who can legally be discriminated against i.e., people criminal histories, past evictions, financial problems and people who are in some way not a part of a protected class. I posit that if you must change a law to help tenants limit the number of no-cause evictions any one landlord can do in a 12 month period. Please consider penalizing the people who have abused the option of no-cause evictions instead of doing away with them entirely. No-cause evictions are an important tool that help landlords to protect their rights and the rights of their other tenants - when used properly. These developers turfing families out are another beast entirely. Don't make it difficult for small time landlords because of a few bad actors. Landlords and tenants need to be working together to find solutions to this problem. We have a symbiotic relationship and it should be one of cooperation, not adversarial. Portland's housing boom was not planned for and the market is tough on families. We need to focus energy on housing people in an affordable way that works for everyone. Please consider defining and taxing property flipping as a solution.

Best regards,  
Susan Knowles