

Dear Representative Tina Kotek and fellow Representatives,
I have significant concerns about the proposed HB 2004 as property owners of several rental units in Portland and Fairview, Oregon. Of particular concern is:

SECTION 1.

ORS 90.427 is amended to read (4) Except as provided in subsection (9) of this section, if a tenancy is a fixed term tenancy:

"c) Not less than 90 days prior to the specified ending date for the fixed term, the land-lord shall make the tenant an offer in writing to renew the tenancy for a fixed term that is at least equal in duration to the existing fixed term. The tenant may renew the tenancy by giving the landlord notice in writing not less than 30 days prior to the specified ending date for the fixed term."

Of chief concern to me is that we currently have property engaged in 2-year lease agreements. Upon renewal the proposed language **requires** updating this agreement for the same term or longer. I recommend adding the following amendment:

"c) Not less than 90 days prior to the specified ending date for the fixed term, the land-lord shall make the tenant an offer in writing to renew the tenancy for a fixed term that is at least equal in duration to the existing fixed term or month-to-month, whichever is less in duration. The tenant may renew the tenancy by giving the landlord notice in writing not less than 30 days prior to the specified ending date for the fixed term."

This amendment will help assure the property owner that they at least have the opportunity to limit a problem renter's duration when the original lease is coming to a close. This will buy the property owner time to complete the hurtles outlined by the remaining language proposed in this ordinance without getting socked in to another 2-year lease.

Thank you for your assistance in representing us as property owners.

Tamara DeRidder, AICP
Manager, D & C Rentals
1707 NE 52nd Ave.
Portland, OR 97213
503-706-5804