

Dear elected official,

I acknowledge that there's a housing crisis & I really sympathize with the residents of those 3 apartment complexes in Portland, or any residents being forced out of their homes by ridiculous rent increases.

We mom 'n pop rental property owners did not cause the current shortage of rental housing. And yet we are being forced to shoulder the burden.

Relocation fees add to the cost of doing business. When costs go up, the cost of our service does too. Now that the measure has passed in Portland, I will be raising rents when I wasn't otherwise going to, in order to cover the additional expense & risks of continuing to provide housing. And I don't feel very good about this!

One of the risks is not being able to smoothly terminate a tenancy if that tenant is causing a problem for the other residents or neighbors.

No Cause notices have been an important tool when the other tenants and neighbors are not able to comfortably enjoy their home. They cannot live with disturbances, carry on their employment effectively & peacefully enjoy their home. Most tenants won't risk missing a day of work to go to court. They also aren't comfortable having their problem neighbor know who reported them. I've used No Cause Termination notices several times with success when I knew there were multiple problems with a tenant and yet wouldn't have been able to find success through a For Cause notice.

If we mom 'n pop rental property owners have to pay relocation fees or hire lawyers or hire a property manager, the maintenance of the building will suffer. A lot of us are still catching up on deferred maintenance from the recession. These additional costs, until they can be fully passed onto the tenants in the form of higher rent, will take away from the upkeep of the property.

More restrictions placed on us housing providers makes me afraid to publicly advertise my upcoming available housing units. Therefore, it's now being done only by "word of mouth". How does this benefit the wider pool of tenants seeking housing? Yet, it's one thing I can do to control my risk.

I ask that you consider how these changes will **ultimately affect the tenants** who are seeking protection by actually costing them in the way of **higher rent, fewer available units & less chance-taking on marginally qualified** applicants.

Thank you ,

Maria Sworske

Rental Property Owner of 10 units in the Portland metro area

Real Estate Broker specializing in rental properties