

Hello,

I am writing to address my concerns with the proposed legislation House Bill 2004 of imposing rent control and doing away with No Cause Notices of Termination.

Rent control:

This will ultimately cause rents to increase faster on the whole, while making it harder to do business.

I feel this will have the opposite effect. I own and manage properties outside the Portland area, I have noticed that just the mention of rent control has caused fellow owners, managers, and myself included to preemptively start raising our base rate of current tenants and advertising at a higher value, in fear of being locked in at an under market rate not being able to bring up to current rates in a timely manner. In one instance I had not raised rents in 4 years, but do to this proposed bills, I sent rent increases just to be safe, where I would not have done so without this proposal, and plan to continuously raise 5% each year just to not get so far behind that I can't match future market rents if I wanted to down the road but potentially could not.

Also there are no caps on other parts of the business like water and sewer rates, trash service in my area just went up 20%, property tax and insurance cost increase every year. This might work if everything was regulated the same. Rents match the market, cost of living, supply and demand, they go up, down, they Plateau and stay stagnant for periods of time, there are waves of new buildings, being able to move freely in the market is what makes it strong. I would think that we would want property values to increase, resulting in more taxes, higher rents, which could be a reflection of the desire to live in work in this area and seems very natural.

No cause notice of termination:

These are very helpful for both landlords and tenants.

With multiple unit properties where there are tenant to tenant relationships as well as neighbors and owners it can be tricky and it is important for everyone to get along and feel safe. One bad tenant who may not be breaking enough rules to be evicted with cause, but is causing trouble for the surrounding community sometimes just needs to be asked to leave for the well being of others.

No landlord can or will absorb the cost of relocating someone for 3 months rent, that cost would probably be spread out on everyone to recoup the cost,

Also you might find that landlords will start screening more strictly, lots of time I will give someone a chance because I know if they don't work out I can give them a no cause and find someone else. Also that won't tarnish their rental history so it will be easier to find somewhere else to live. Some renters with a smug on their record may not find a place for a long while, because no one wants to take a risk especially if it's going to cost them three months to get rid of them.

Testimonial: recently in my 4 unit house there were complaints that one tenant had been making the other tenants uncomfortable, they thought he might be going into their cars when they and guest went inside, lurking around, and once ease dropping from under the deck area, one said they took some of their yard tools. I was having my own issues as well. I didn't want to raise the threat level or get into the he said she said with accusations but it was not working out for anyone. I gave them a 30 no cause, there were some nit picky terminable violations that would have taken warnings and follow ups and a lengthy process would have not worked out well for all three parties. The complex today is a great place without that one tenant being there. Everyone feels safer and they all get along. Upon that tenant leaving the place had substantial damage and abandon property left behind. I honestly could not afford to pay the 3 months relocating cost or return all the deposit in full, resulting in that tenant would probably still be there some of the other good tenants would have voluntarily left if I would be going through the courts to prove that they made a terminable violation and had not corrected it. Further their rental record would be tarnished and had a very difficult time re-renting.

on a similar note in the same complex there is a tenant that wants to move in. they do not meet my screening criteria to the fullest, had some prior criminal history, but with a one year old kid a new job mistakes made in the past I would like to give them the benefit of the doubt knowing that if for any reason if it is not working out I can ask them to leave with a 30 day notice. With the potential of this bill passing I decided to deny them to be safe. With the few dings on their record there is a good chance that they won't be able to find a place that they want.

The whole point of a month to month contract is that it can be terminated by either party with a thirty day notice. I understand that the system is not perfect but this proposal will end up doing more damage than good.

Thank you

Tyson Brown

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