



Trio

PROPERTY MANAGEMENT INC.

February 8, 2017

House Committee on Human Services and Housing
Attn: Ashley Clark, Committee Assistant

Dear Committee Members:

I am one of your constituents and asking you to please vote NO on the proposed legislation to do away with No Cause Notices, pay for relocation expenses, and to enforce Rent Control (House Bill 2001, 2003, 2004, 2240).

My husband and I have run a small, successful Property Management Company in Lane County for over a decade. We are licensed professional property managers, members of the National Association of Residential Property Managers, who attend yearly education classes on Landlord Tenant Law, Fair Housing and best practices for managing investment homes. In the last few years I have seen an increase in tenant advocates who have become increasingly more demanding on landlords/owners creating a hostile environment between the landlords/owners and tenants. It has been heartbreaking to watch these landlords/owners begin to consider selling their investment homes because they feel bullied and badgered by the tenant advocates and no longer see the value of owning homes as investment vehicles. When these landlord/owners begin to sell, this will only add to the housing shortage.

Unfortunately, property management tends to have a negative connotation on the public. Time and again I hear people talk about how landlords are money-hungry, scheming thieves who prey on unsuspecting tenants and never put a dime into the property to maintain it. I can assure you that is not the case. We manage over 120 primarily single family homes and duplexes for landlords/owners (many over 55 years old) who own maybe 1 or 2 homes as investments for their retirement. My husband and I have worked for years to create a company that values both the landlord/owner and the tenant. It is not easy when new legislation is continually passed that takes away the human element of renting a home to another person and instead forces oppressive rules and laws that govern all aspects of the business.

In most cases, the No Cause Notice is an essential tool used at the end of a lease time frame when a landlord wants to move back into their home, put the property up for sale, or make improvements to the property. Additionally, the No Cause Notice is a way for landlords/owners to remove a tenant when the tenancy is not working out due to various reasons but not severe enough to be breaking the landlord/tenant law. In most cases, this is the best solution for the tenant and provides them a way to maintain their positive rental history. If property managers are only able to use For Cause Notices, we would be forced to list every infraction the tenant ever made during the tenancy so when the tenant finally moves out the tenant now has a laundry list of negative rental history creating an even more difficult problem for the tenant in finding future rental housing. Also if property managers have to write up a tenant for every infraction, it exacerbates the already difficult position we are in created by increasingly restrictive legislation on our industry and therefore causing more of a divide between landlord/owner and tenant.

Requiring landlord/owners to pay for relocation expenses for tenants would be a huge financial burden to the landlord/owner. It is unfathomable to me to force a landlord/owner to pay a tenant who is potentially harming the property or is verbally hostile to neighbors or

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the landlord/owner to move out of their investment property. Please try and understand how it must feel to a landlord/owner who is entrusting a tenant with an investment home worth thousands of dollars. Would you hand someone you don't know, whom you reviewed by the restricted legal allowances for screening tenants, \$200,000 - \$999,000?

As for imposing rent control, it has been proven to create a negative impact on the tenant. If legislation limits rent increases to a percentage, you can guarantee every landlord/owner will push that increase every year. This does not allow the landlord/owner to gauge the market. During the recent recession, most tenants did not have rent increases. Can you imagine if we had rent control during that time and tenants were seeing 5% increases when money was scarce? Another negative impact would be when limiting the amount of rent increases even the bad players will max the rent increase and stop making improvements on the rental homes. If rent is capped and unable to match market values, there will not be enough funds to upkeep the properties and then it will create a slew of properties with significant deferred maintenance thus impacting the safety and curb appeal of our beautiful neighborhoods.

I urge you to please vote NO on eliminating No Cause Notices, paying tenants for relocation costs, and imposing Rent Control. These will hurt both the landlord/owners and tenants. It is NOT good practice for our beloved state.

Sincerely,



Jennifer Evans, RMP®
Trio Property Management Inc.