

## ***David Mann***

4110 SE Hawthorne Blvd, #417  
Portland, Oregon 97214  
davemann111@hotmail.com

### David Mann Testimony HB 2004

Changes will cause Small Landlords like myself to sell our rentals.

Evictions are caused by Big Investors.

Most tenants prefer Smaller Landlords, which are 80% of all landlords.

Lease does NOT revert to a Month to Month Tenancy. A lease is for a fixed term, but can be renewed by tenant or landlord 60 days prior to expiration.

### Develop rules in a Tier System:

Less than 14 (or 8, or 10) units, no changes to laws

15 to 30 units, 60 day No Cause or rate change, no changes to lease

31 to 75 units, 90 day No Cause, 90 day rate change.

I hope you see how a tier system may be implemented. These are only concepts and the details need to be worked out.

Many thanks for your time and consideration,

David Mann  
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