

First, please understand I have great sympathy for and understanding of the need to protect renters in this difficult market.

I have been a renter most of my life ....I understand their perspective. And frankly I would hate to be having to look for rental to right now in the area I live when the vacancy rate is so low.

That said as a landlord right now I see some unintended consequences in the bill that would be good neither for renters nor landlords.

For example removing the possibility of a no cause termination during the first year (a right which last landlords currently have) sounds like it protects renters from arbitrary and capricious evictions. And it does.

\*\*\*\*\* However, he will also make landlords less likely to rent to a tenant who has a less than certain credibility.

A year ago I and my wife decided to take a chance on renting to a couple with a child in a difficult living situation, a couple whose bona fides did not look that good....we wanted to give them a chance. We were able to do that \_because\_ we knew if they proved to be a really troublesome renters within the first year it would....under "no cause" not be too difficult to ask them to leave.

If the current bill, which eliminates no-cause terminations, had been law we would NOT have rented to them. \*\*\*\*\*

Thank you for your consideration.

Alexander Censor and Meera Censor  
(Retired...and living on the income from renting townhomes we own in Talent Oregon)

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