

Hello, I am Amy Becker from Corvallis, OR. I became a landlord to provide low cost housing to people. I charge low rents, and never raise rents on current tenants. I mainly rent to students, restaurant workers, and people with local jobs in Corvallis, most are low income.

I am saddened and concerned when I hear about the problems the tenants are having in Portland with no cause notice evictions. I want to keep providing housing. I enjoy my job, I enjoy offering housing to people, and making it nice for them. I treat my tenants fairly, and have had several that stay with me for several years.

However, several of my rights are being threatened with this new legislation being proposed in HB 2004.

In order to keep doing my job, and provide affordable housing:

1. I need to be able to give a no cause notice if necessary.
2. I need to have the option of NOT renewing a lease at the end of lease term
3. I shouldn't have to pay the relocation costs if someone is asked to move

I have rarely used no cause notices in my 26 years of being a landlord. In multi-unit housing, there are times when one tenant is disturbing others. If the behavior continues, even after repeated requests to stop, the no cause is a way I can have them move quickly, and without causing undo stress on the other people who were making the complaint. Usually this behavior is a nuisance, but not serious enough for a 24 hour notice. I would hope that I can correct the problem before it gets to that point, and protect the safety and sanity of the others in the building.

I am very concerned about having to renew a lease if tenant requests. I once had a very verbally abusive tenant. He was rude to me, and to the handymen that came on the property to fix things. Plus, I noticed a solvent smell in his apartment, and I became concerned about fire safety. I had no real proof, and he never physically threatened me. If I HAVE to renew this person's lease, if they request, I have no way of having them move. The list of approved exceptions for cause notice does not include safety issues, or reasonable treatment of landlord and handymen. I should not have to put up with someone like that in my units. Or, have to deal with the problem once it is too late, after my house has burnt down. There needs to be exceptions made for landlords to have people move that are not causing 24 hour notice behaviors, but are causing behaviors that are problems. We need protections from this, if our other means of protecting ourselves and our properties are taken away.

As for the relocation expenses, that is unacceptable to expect this from small property owners. Payment of relocation costs should be amended to be paid only in a few situations. Otherwise, it will be very desirable to tenants to try and take advantage of this law. Perhaps there are other ways of fixing this problem:

1. Payment of relocation expenses should be regulated as to amount of income earned, and only paid if they can prove they were evicted because of negligence of the landlord.

2. No relocation expenses should be paid if the landlord has to evict due to the causes listed in HB 2004. However, there should be added new accepted causes, because a few were left out.

a) Landlord suspects excessive hoarding, and it is causing a fire hazard. Landlord required to give notice to cure, and if not cured, tenant will have to move, and not be awarded relocation costs.

b) Tenant not cooperating with the landlord, and showing a bad attitude towards landlord and employees.

c) Tenant upsetting other tenants' rights of quiet enjoyment of their home. This could be any type of disturbing behaviors, such as threats, loud noises, playing loud music. etc.

3. State can pay relocation costs

4. Landlords can get a tax write off of the costs, directly off of their tax debt

Rent control should be dealt with as a separate issue, and not be lumped in with landlord's rights.

These issues we are facing can't be solved with one simple solution. This requires more work from legislators, and tenant and landlord committees. Taking landlord's tools away to manage our properties will NOT help the lack of affordable housing. Hearing the testimony today, I realize the problem is more complicated than I thought. In Portland, and some other cities, there is a huge need for affordable housing. Please don't put this deficiency on small business hardworking property owners. This is a statewide problem, mostly in Portland. Those elected city officials need to address the real problems, and take care of the people that can't afford the rents.

This bill is trying to solve several problems of large cities, by punishing landlords statewide. 99% of landlords are good people. Why must we pay for the lousy 1% that are causing these problems? Rules should be in place, that select out the 1%, and have them punished for the suffering they are inflicting on tenants. That is the legislators job, to write legislation that addresses these problems fairly. Several landlords today offered to help with this, to find solutions to the no cause evictions occurring in Portland apartments. I am also willing to help find solutions. I am in this business because I want to have homes for people.

There are several ways to deal with this, without punishing the small property owner.

1. Have these restrictive rules only apply to specific buildings in Portland, where this has been occurring.

2. Use state income, from income taxes, and from taxes on cigarettes and marijuana, to help subsidize low income housing, at rents they can afford.

3. Use incentives for landlords, so they can save money on their taxes, if they agree to abide by these restrictive rules.

4. Have an option for people that are paying tax, to have a portion of that tax go to affordable housing projects

5. Try to get more HUD funding from the federal government ( May be difficult with new president!)
6. Subsidize landlords to offer affordable housing options

In conclusion, property owners and managers do not deserve to be held guilty before proven innocent. These laws are too restrictive, and will only hurt our economy. This will hurt everyone in our state, rich & poor. It will drive up rents, and further drive landlords out of the business. This bill needs further attention, and is not ready to be implemented. The legislators need to do the work, and spend the time to provide good legislation that helps all of us.

-Old African saying