

Rosenberg Corey

From: herbert neelund <josephineoregon@gmail.com>
Sent: Tuesday, May 02, 2017 8:17 AM
To: SHS Exhibits
Subject: Fwd: HB 2004-A for the record testimony

corrected copy.

Begin forwarded message:

From: herbert neelund <josephineoregon@gmail.com>
Subject: HB 2004-A for the record testimony
Date: May 2, 2017 at 7:50:31 AM PDT
To: shs.exhibits@oregonlegislature.gov

HB 2004-A is about to receive a vote in the Senate. This bill must not pass!

I am a landlord in Southern Oregon since May, 1972. Over the more than four decades of service to the renting public; few legislative issues have concerned this landlord as much as the contents and specifications of HB 2004-A. The no-cause notice of termination must be preserved. There are instances when, especially in multiplexes, personality clashes between adjoining residents can make for difficult, often impossible management issues. The no-cause notice allows for the landlord or manager to make a change in occupancy. The resident that leaves can secure new residency without a reported negative response.

I usually enjoy the use of fixed-term rental agreements, as many of my rental units are single family. Several positive attributes are the result. The resident is assured of a place to live at the same monthly rent for the term of the lease; I have the security of steady monthly cash flow for this period. Many times my residents ask for the fixed-term rental agreement to be extended, as they prefer me as a landlord, and they enjoy the facilities. Requiring the fixed-term rental agreement to revert to a month-to-month rental agreement removes a most desired 'degree of freedom' from both the resident and myself.

My first experience at being a landlord began in Illinois in November, 1960. When I moved my residency to Southern Oregon in May, 1972, I decided to continue. I am a past president of Southern Oregon Rental Owners Association; having served three separate two year terms over a twenty year period. I am also a past president of Oregon Rental Housing Association for the years of 2009 to 2011.

Rental Housing is my business. I enjoy providing good, safe, rental housing to my residence for a fair rate of return. Some of my residents have continued with me for more than 20 years. Of most importance is to allow the freedom of private enterprise and responsible owners and residents to seek out each other without heavy government regulations and statutes.

I pray my case before this honorable body of legislators, and now ask you to put an end to more repressive landlord and tenant issues.

Respectfully submitted

Herbert E. Neelund

Past President Southern Oregon Rental Owners Association
Past President Oregon Rental Housing Association

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