

## Rosenberg Corey

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**From:** Alpine Property Management <info@alpineprop.com>  
**Sent:** Tuesday, May 02, 2017 8:15 AM  
**To:** SHS Exhibits  
**Subject:** Please NO on HB 2004-A

Dear Elected Officials,

We are writing on behalf of our clients whom have voiced great concern over the current proposed legislation. So many of our clients are not savvy professional investors, but rather ordinary working people whom have a rental or two with mortgages, increasing taxes, insurance and maintenance expenses. We always advise our clients that owning rental real-estate can be very risky because the laws truly dictate much of what we do. We reassure our clients by telling them the laws do give us tools to manage the health of their property and help tenants be successful. The market sets the price of rentals through basic supply and demand and we cannot allow the government to control economic pricing drivers without first addressing the greater issues of housing. Central Oregon's population is rapidly increasing and there are not enough places to live. The desire of Central Oregon attracts new residence and the pool of rental properties diminishes as they are sold in an appreciating market. Rent control does not solve the problem, and only hurts those trying to maintain an investment. Officials don't tell developers what price to sell their new homes for, the market does! Our clients deserve market value rents just as all other industries, especially after a decade of flat or negative rental income. Our clients do not call us asking for higher rents, instead they want good renters, no trouble and low vacancy time. The changing laws are creating fear amongst our clients and many are considering selling their properties, some have already done so. Single family homes on the market in Central Oregon will certainly convert into an owner occupied residence and diminish the rental pool further. We have watched this happen for three years now, in fact we have two properties that are currently in escrow converting from rentals to owner occupy status. Manipulation of the basic economic supply and demand will create unintended consequences for both renters and property owners.

Please do not allow rent control to further manipulate the free market and cause unintended consequences.

Managing tenants can be difficult and we must have tools to deal with tenants choosing not to follow the rules. The tenants who create the most trouble know that a for cause eviction gives them opportunities to remedy the problem and "work the system." After several rounds of cat and mouse the property may become damaged or worse, and our client suffer. No-cause evictions allow us to remove a tenant when the for cause option is not working. The for cause eviction process is broken and we need to fix it before we remove our ONLY other option. Our clients don't want vacancies, so why would we haphazardly remove tenants? We recently had a tenant in multifamily housing causing problems for both adjoining neighbors and the only way for us to be discrete and not force neighborly retribution is through a no cause eviction. Property managers have a difficult job and believe it or not we want our tenants to be successful because it makes our job easier, tenant evictions are often the most difficult and uncomfortable action we take. Requiring the payment of relocation costs makes no sense as it further punishes a property owner for trying to responsibly manage their investment. I am certain our clients will start asking us to increase the required security deposit amount out of fear and uncertainty, driving up the cost to rent. We often use verbal and non-binding written notices as warnings to offending tenants so we don't tarnish their record. The removal of no-cause evictions will require us to issue for cause eviction notices (30-14) for ALL violations including the non-payment of rent. This means they have 14 days to remedy and if repeated in 6 months we can evict in 10 days. Honest mistakes will now be forced into a possible 10 day eviction if repeated. Those who truly abuse this system are often evasive and difficult to catch making the for-cause eviction ineffective. This required change in warnings will create a paper trail of notices in a tenants file that will show up in a rental reference check. Tenants will have a more difficult time renting because their record will be full of notices and violations. Minor and innocent rule violations will now damage a tenants ability to rent again. I can assure you even great tenants make mistakes and they often don't deserve to have a black mark on their record for the mistake. The passing of this bill will assure the black mark is on their rental record. The removal of no-cause evictions

and relocation cost proposal shows a severe lack of understanding by those writing this bill! This legislation will further cripple our industry and create further unintended consequences.

These proposed changes will not have a positive outcome for so many people. Please vote no on HB2004-A.

We appreciate your time and consideration.

Erik Pelley

### Alpine Property Management

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