

Rosenberg Corey

From: thomas demaree <tedemaree@yahoo.com>
Sent: Tuesday, May 02, 2017 6:35 AM
To: SHS Exhibits
Subject: HB 2004

Regarding HB 2004:

As a small landlord in Tigard, I keep my rents well below the going rate, maintain the properties, and as a result have stable tenants all of whom have been with me for more than 7 years.

I use month to month contracts because if someone isn't happy with me or my rentals, I want them free to find another place. During 17 years as a landlord I have used a no cause notice once in response to ongoing property damage and neighbor complaints that did not rise to the level of a for cause notice.

I don't mind giving someone reasonable notice, but I do object to having no recourse when a bad renter is driving good ones away. If I can't use a no cause notice, month to month rentals become a "forever entitlement" that the landlord cannot end.

I will be depending on my rental income for retirement in a few years and need a no cause notice as a last resort tool to resolve problems.

Without a no cause notice you have the equivalent of allowing a husband to divorce his wife but not allowing a wife to divorce her husband.

I therefore oppose HB 2004.

Thank you,

Thomas Demaree
10900 SW Garden Park Place
Tigard OR 97223