

## Rosenberg Corey

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**From:** Alexis Garrett <aalexisgarrett@gmail.com>  
**Sent:** Monday, May 01, 2017 10:07 PM  
**To:** SHS Exhibits  
**Subject:** Vote No on HB 2004A

Please vote no on HB 2004A

We are overwhelmed with social and economic challenges but targeting landlords is not the answer. Oregon is an “at will employment” state and we have “no fault divorce.”

If employment is critical to being able to afford and find adequate housing, why not force employers to keep employees regardless of their qualifications, business needs, or employees’ contribution?

If we have too many low income single parent families needing help finding and affording adequate housing, why not resend “no fault divorces” and force people to be married so they can better afford housing?

Why are no-cause evictions any different? They are not the problem or the solution. Why punish a well intending landlord for improving a property, moving into her/his own property, or protecting the other tenants and property? “No-cause” is a tool to protect other tenants and the property BEFORE there is a prosecutable offense requiring the overwhelmed courts.

If it is deemed necessary, please change to require tenants to also give the same advance notice, 60-90 days, to allow landlords to arrange for remodeling and improvements with contractors. There is often a long lead time for construction contractors and significant income loss if units are vacant. Fair means it fits on the “other foot,” too.

It is also possible that the “moving cost reimbursement” income will jeopardize Section 8 or other subsidies to the tenants and require additional bookkeeping, i. e. 1099’s, for the landlords.

Please vote NO on HB 2004. It is not the solution but will be a huge contributor to the problems we face from the bottom up and now from the top down.

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