

## Rosenberg Corey

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**From:** Jennifer Callison <calhill@spiritone.com>  
**Sent:** Tuesday, May 02, 2017 11:28 AM  
**To:** SHS Exhibits  
**Subject:** SB-2004-A

Dear Legislature - -

I am concerned about SB-2004-A. The provisions disallowing “no-cause” eviction are an infringement on the property right of landlords. A landlord should be able to ask a tenant to leave a property with proper notice. This may increase the number of tenants that will be evicted “for cause” making it harder for them to find housing, increasing expense to landlords, and potentially making it more difficult to evict tenants that may be engaged in criminal activities.

Payment of relocation expenses is unusual and would be an undue burden on the landlord.

The requirement to offer month-to-month tenancy after a lease period is too far reaching. Landlords and tenants may have fixed term lease agreements for various reasons. These agreements should be entered into at the discretion of the parties involved, without outside interference. Most lease agreements already automatically fall into month-to-month tenancy agreements, but this should be the business of the parties entering into the agreements to decide upon. Requiring a landlord to renew a fixed term tenancy is too far-reaching. This will adversely affect a landlords right and ability to develop their property. This in turn undermines the State’s goals of sustainability and urban density.

I have fear that allowing rent stabilization legislation by cities and counties will make it difficult to adequately recoup costs associated with rising property taxes, utility costs, and other expenses. Another layer of oversight on rent increases is not required.

Thank you - - Jennifer Callison

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