

Rosenberg Corey

From: Jan Milne <janmilnegolf@gmail.com>
Sent: Tuesday, May 02, 2017 2:41 PM
To: SHS Exhibits
Subject: HB 2004-A

Dear Legislators,

I implore you to vote "No" on this bill. It would take away an important "tool" in a landlord's toolbox. As an owner of 22 apartment units for the past 16 years, I have needed to use my "no cause" eviction tool only three times. In each of those cases, the reason behind the eviction was my need to continue fostering a sense of community in my complex, where my long-term residents (some have lived there longer than 20 years) feel safe and looked-after (15 of the 22 units are occupied by folks age 50 and over). None of the evictions involved clear-cut violations of the rental agreement. Instead, they were in response to my observation that the tenant was not willing to be part of the community, in the sense of being a "good neighbor".

Thank you for your time.

Jan Milne
Wilsonville

Sent from my iPad