

Rosenberg Corey

From: Mike Kay <murdockapartments@yahoo.com>
Sent: Tuesday, May 02, 2017 2:52 PM
To: SHS Exhibits
Subject: House Bill 2004-A

this bill effectively turns over the management of a landlords property to the tenants. It will take away any way for a landlord to remove an understandable tenant.

Making fixed term tenancy automatically turn into a month-to-month tenancy is ridiculous. Making the landlord offer a fixed term lease 90 days prior top the end of the lease, and allowing the tenant to wait until 30 prior to the end to give a response. Who is the real owner of the property?

Unless the landlord sells, tears down or rents to a relative he has to let the current tenant stay. this law effectively steals the property from the landlord and turns it over to the tenants.

The only choice a landlord has is a for cause notice. This legislation will force that to happen more often, and once a tenant is evicted they will not be able to rent. If a tenant has been evicted with a for cause notice future landlords can elect not to rent to them.

Do not pass this law it is a nightmare and will create more homeless and vacancies than it will help.

Thank you for listen to my opinions.

Mike Kay
Michael D and Lawrence D Kay LLC
Murdock Apartments, Owners
Sherwood, OR 97140