

Rosenberg Corey

From: chilarose@aol.com
Sent: Tuesday, May 02, 2017 3:57 PM
To: SHS Exhibits
Subject: HB

Please vote "no" on HB 2004A.

We have owned rental property in Portland, Gresham and Sandy for about 48 years. We don't raise rents often. We don't evict people without a good reason. We now own only 15 units (10 plus a duplex and 3 houses). We are 71 and 78 years old. We pay our taxes, all of them.

However, occasionally over those years we have given notice to maybe 5 tenants. The most recent was about 9 months ago. We gave 90 days' notice. He was clearly delusional, scaring other tenants. He was bragging about using "salvia" instead of marijuana. He said people were trying to kill him. However, this was "hearsay" from his next door neighbor, but from conversations we had with him, it fit his way of talking, more so as time went by.

Without the no-cause notice, we would have had to go to court, undoubtedly with an attorney. It would have taken a long time to ever get him out of the apartment. He was paying \$800 a month for a 900 sq ft. 1 bedroom, bath and a half, washer dryer, gas fireplace, garage. When we re-rented to the next person, it was only for \$975 a month, well below market. **I doubt we could have proven he was a danger** to himself, his neighbors and the apartment. The only other choice would have been to pay moving costs, if this bill had passed.

This bill might make legislators feel good, but it is so unfair to landlords. We don't object to longer notice periods, although that is inconvenient for us. But how are "good" landlords supposed to keep a clean, safe property for ALL their GOOD tenants? By the way, this tenant I've referred to had not had the gas heat turned on for over a year. He did have electric heat. I had to pre-clean the apartment before any professionals could come in. We had to replace all the carpet and have probably 25 holes punched in the walls repaired, plus complete re-painting. We probably should have replaced the kitchen flooring, although we haven't been able to find flooring as good as what was there. There was trash everywhere. It was very expensive to get the apartment ready to rent again, but that is a normal part of doing business, if you care about your property.

PLEASE DEFEAT THIS PIECE OF "SHOW" LEGISLATION.

We have no objection to the bill requiring fixed term tenancies to become month to month, as in the other bill. Rent controls never work to make housing more available. But we could personally live with that, because we don't ever charge "top of the market" rents. We prefer to have good people stay a long time.

Sincerely,

Sheila Clark, Owner/landlord
Damascus, OR 97089