

To whom it may concern,

It is imperative that HB2004 is NOT allowed to pass and become law. I'm sure I'm not alone in writing you regarding the bill so I will save the time in explaining it, instead, outline three negative impacts on landlords and tenants if this bill becomes law.

1. Repealing 60 day No-Cause notices - effect on tenant:

Scenario:

A duplex on one side has a single mom with two kids, and a man in his mid 30's in the other. Both are month-to-month tenants. The mom calls our office tentatively to share that the man, though nice, has made advances that she feels are unwarranted and a bit too forward for her liking. She doesn't want to complain or report any real wrong doing for fear he may get kicked out and blame her. Her predicament as a single mom affords her very few options. Try and move, file an official complaint of which she may be named, or put up with the unwanted behavior of the neighbor. Instead, A landlord can employ a 60 day notice to the man in the other side and need not expose the mom's conversation for rebuttal by the man. The man moves and the landlord has the opportunity to re-rent the unit. The single mom and children are protected, and benefits afforded from the 60 day no-cause are realized.

2. Eviction for minimum infraction.

Scenario:

If you think finding a rental in this market is hard, try finding a rental with a FED (eviction) on your record.

A four-plex is occupied by three families and a young college student. The student is 21 years old and is legally allowed to entertain guests and alcohol is occasionally part of the festivities. Though aware of his environment and courteous, the complaints trickle in after a long super bowl weekend. The landlord can issue a 30 day notice to vacate For-Cause (with remedy) and as long as the student doesn't let the volume get too loud again, he can stay. If on the contrary it does happen again the landlord can legally evict the tenant. This documentation will follow this young man for the next 5 years at minimum. Instead, a Savvy landlord can see the writing on the wall and issue a 60 day No-Cause notice to the student and begins the process of locating new tenants. The student, though inconvenienced in the short term, is graciously spared in the long term. The families are grateful and at the end of the day it's a win win.

3. The cost to sell.

Scenario:

Personal antidote.

My wife and I are considering buying two investment properties specifically to sell 15 years from now when our children are heading off to college. This will be their inheritance that we plan to pass on to them. We have given serious pause to the plan of investing in this way due specifically to HB 2004. The potential cost alone in tenant relocation fees are enough to make us think twice. Rent control further expands our fear of realizing profit on the properties (which is the point) and requires of us maxing the rents each month for fear of new legislation that restricts us even greater. This will hurt the tenant by the way. Removing the 60 day notice dramatically affects closing dates when the house does sell. I'm left wondering if buying property as rentals is worth the trouble. If I'm thinking this way, I guarantee you hundreds, maybe thousands of others are contemplating the same hurdles. Thousands of future landlords walking away because of one sweeping piece of legislation.

I'm sad to say that simply due this legislation being suggested, my company has executed more 60 day no cause notices due to owners wanting to sell their home and get out of the rental business than I have in the last 5 years. This legislation is bad for Oregonians, landlords and tenants alike.

There are real issues in the housing market, HB2004 sounds nice on the surface, but will backfire dramatically if passed.

I ask you to consider all the ramifications to HB2004.

Regards,

--

## **Jason Licato**

*1050-B Crater Lake Ave.*

*Medford OR, 97504*

**Cell: 541.878.7368**

*Office: 541.690.1300*

*Fax: 866.676.3402*

[www.NorthwoodsPM.com](http://www.NorthwoodsPM.com)

