

## Rosenberg Corey

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**From:** Adrienne Hill <ahill97520@yahoo.com>  
**Sent:** Tuesday, May 02, 2017 9:01 PM  
**To:** SHS Exhibits  
**Subject:** Vote no on HB 2004-A

I am a responsible landlord in Ashland, OR with @25 rentals in S. OR. I urge you to vote no on HB 2004-A.

I rent month to month and have long term tenants who stay for years. I rarely raise rents, and have evicted tenants only twice due to drug use and several months of unpaid rent. In particular, I am against eliminating a "no cause" for termination of a rental agreement. While I have never terminated a rental agreement with no cause, it is a way that I now I can protect my property and other tenants without involving courts. When I have considered terminating a tenant for "no cause," there is cause but I choose not to clog the courts and/or create a negative paper trail making another rental option difficult for a tenant.

If landlords are forced to enforce all the rules and evict tenants for cause rather than terminate tenancy for no cause, this will increase homelessness, not help it. As an example, I have a tenant who is an alcoholic and has anger management issues. He has been renting my property for two years now and has had loud arguments, damaged the property (though fixed it), has had numerous police visits, and has upset other tenants on the property. I have chosen to work with this person and he just went through rehab and is doing amazingly well. If I evicted him with cause, this person would have an impossible time finding another rental in our tight rental market. However, because I had time to work with him, he's gone through rehab and is now much more balanced and getting his life together in a safe place. If I couldn't terminate his tenancy with no cause, I would have terminated his agreement within months of his tenancy when his issues became apparent. He was too much of a risk otherwise. And he would probably be homeless right now. This is one of many reasons and examples why one should vote No on HB 2004-A.

I am also opposed to paying relocation expenses. If homelessness is what one is trying to address, this bill will not cure it and could increase it. The homelessness issue is something that happened during the Reagan Era with their severe budget cuts that have never been reinstated. Not because of landlords.

Thank you.

Adrienne Hill  
667 Walnut  
Ashland, OR 97520