

Rosenberg Corey

From: Ali Gartlan <ali@sagelbd.com>
Sent: Tuesday, May 02, 2017 8:49 PM
To: SHS Exhibits
Cc: Rep Holvey
Subject: HB 2004-A

Hello,

I am writing to voice my concern and opposition to HB2004-A. As a former tenant and now a property manager and property owner, I am concerned at the potential impact this has on rental housing, in particular multi-family housing. It has been, at times, critical to be able to ask someone to leave who is infringing on the peaceful enjoyment of others, a guarantee provided to tenants under ORS 90.325. In apartment buildings, you don't always know who that person will be when you sign a lease with someone. Currently, the courts do not provide for adequate enforcement of this and other clauses that don't relate to non-payment of rent if trying to give a 30 Day Notice With Cause.

Furthermore, HB2004-A would hurt the real estate industry, especially if new owners cannot ask problem tenants to leave. Not all landlords provide for adequate screening of criminal and rental history, which can be a huge liability to someone purchasing a building. Tenants of a newly purchased property have approached me in the past, identifying high-risk behaviors of other tenants, such as prostitution or alcohol abuse or partner relations that include yelling or stomping, that negatively impacts them and those around them. HB2004-A would discourage prospective buyers from taking on the arduous and costly process of remodeling run down properties. At the very least, it would be beneficial to include language for when properties have a transfer of ownership.

Finally, I do think that property owners deserve a seat at the table. My understanding is that this session has been especially contentious, and that rental owners were rebuffed from trying to provide input and possible support of a bill. I would like to think that we can overcome the partisan politics that have been occurring on a national scale and really try to provide better solutions to the housing issue we are dealing with. As a Realtor, part of the solution might be in enticing people to move and put their homes on the market, as inventory has been at record low levels for a record amount of time. Another piece of the puzzle would be to support funding to communities to develop shelters for those in immediate need. I know that Eugene desperately needs this.

Please vote no on HB2004-A.

Alison Gartlan
Eugene, Oregon