

Rosenberg Corey

From: Jann Pate <jannpate@me.com>
Sent: Tuesday, May 02, 2017 9:39 PM
To: SHS Exhibits
Subject: Vote NO on HB 2004-A

Please vote no on House Bill 2004 –A!!!

Rent control is not the answer! It does not provide more available housing. It penalizes property owners whose rents are at market rent. Market rent is not a bad thing. Rent control contributes to poor maintenance and does not address the issue of a shortage of low income and moderate income housing.

A better option would be to increase funding for low income and moderate income property development.

No cause evictions are necessary. Landlords should have the right to give the renter a no cause eviction. Renters can give landlords a notice that they are moving out without giving us a reason. Landlords should be able to give the renter a notice to move out without giving a reason. If the renter is on a lease term, then there is a 30 day notice with a 14 day cure for a violation. If it is month to month rental, then a landlord should be able to give notice at any time.

A better solution is to lengthen the no cause to always be a 60 day notice with no stated cause. This gives a renter more time to seek out their next home. I am comfortable with the requirement of giving someone a 60 day notice after they have lived in their current location for more than one year.

Another solution would be to educate landlords about fair housing so that no cause evictions are not used to discriminate.

And another solution would be to educate renters on how to be good tenants and take good care of a home in their possession that belongs to someone else.

Requiring a landlord to give a renter relocation expenses prior to move out is a hardship for most landlords. If a renter has taken good care of the property, they will get all or most of their security deposit back. It is punitive and an unfair burden on a landlord to have to pay this. This does not solve any problems. It is pro-renter. It is anti-landlord. It does not belong as a law.

Jann Salutz Pate
Principal Broker/Owner
Assurance RES

President
Central Coast Rental Owners Association

Co-Chair Education Committee
Oregon Rental Housing Association

Secretary
ORHA Education, Inc.