

## Rosenberg Corey

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**From:** Joann Shotola <joann@975cpas.com>  
**Sent:** Tuesday, May 02, 2017 7:39 PM  
**To:** SHS Exhibits  
**Subject:** HB2004

I want to voice my opposition to HB 2004 as it currently reads.

My main opposition is to restricting "no cause" termination of rental contracts.

Currently, landlords can give a "no cause" termination with 30 days notice if the tenant has resided less than a year, and 60 days for all other.

Sometimes we want our property back, or want "those" tenants out. We do not want to state a cause. A cause can be argued or denied. It may be true, it may not be- but we want to sever the contract without dispute.

I am currently dealing with a tenant who seems to have gotten an extra dog. She says no. I see it in the yard. I have to prove it.....really.

Instead of having to prove drug traffic, dealing, prostitution etc, we want to just give a "no cause" and move on. We can prove stuff-eventually, but we want to act in OUR best interest- in a reasonable amount of time.

A tenant does not state a cause when giving notice, we deserve the same liberty. Sounds constitutional. Sounds fair.

This HB takes that away from only 1 side!

I agree the tenant needs some time to find another place, but they will have to find another place.

60/90 days for a tenant to find another place is reasonable.

Please don't take this tool away. It is necessary at times.

If the concern is for tenants, give them more time. Do not restrict us from doing what we think is best for our investment.

Sent from my iPad

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