

Rosenberg Corey

From: Michelle Pellitier <michelle@pellitier.com>
Sent: Tuesday, May 02, 2017 9:12 PM
To: SHS Exhibits
Subject: No on HB-2004A

Dear Oregon legislators,

My husband and I are small landlords. We have belonged to the rental owners association in Eugene for more than 20 years. We are proud to use the forms developed by the legislature because as I tell prospective tenants they are fair for you the tenant and for me the landlord. This is a source of pride with us, we are fair landlords, not huge companies. We run this portion of our business ourselves.

We have just a few units and many of them would qualify for lower income tenants. We find that House bill 2004A is very flawed. It would force us to raise our rents to cover the vacancies that will be caused by the tenants complete control over when they can break the lease.

An example; Because they are in Eugene we often rent to students, sometimes we are the first landlords that a student ever rents from and we try to give them a fair positive experience. We rent on a yearly basis starting in September and ending at the end of August. If the tenants decided to convert to a month to month tenancy after they had been there a year and then only stayed another 2 months moving out in November we would be left with an empty unit as the students have found their housing for the year. The potential exists that I would have to lower the rent substantially to fill the unit until the following September. This is unfair to us in that it gives all the power to choose when to vacate a unit to the tenant. With a year lease the tenants are guaranteed the rental amount they will pay for the entire year. If we are forced to shift to a month to month contract we will charge a higher amount.

Then the ability to not be able to give notice to a tenant if we need to take possession of the unit without cause is also unfair. I prefer a yearly lease but at times have used a month to month tenancy and may need to take possession of the unit after 10 months to allow for renovations or planned repairs. How am I supposed to do that unless they are bad tenants.

Please vote no on HB 2004A. Quality local small lords are the majority of the people providing housing in the state and they will suffer. If you must impose controls start with people that own 100's of units!

Thank you,

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