

To: Oregon State Capital
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From: Sharon McLeod
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Subject: HB 2004-A

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Location: Oregon State Capital, Hearing Room D

THE FOLLOWING COMMENTS ARE FOR THE RECORD.

I am Sharon McLeod, a landlord for more than 35 years and a resident of Beaverton, Oregon. I currently own seven Single Family Residences in two counties that I operate as rentals. During this 35-year period, many families have made my houses their homes, while I maintained them as an investment for my retirement. I am nearing retirement now, and beginning the process of liquidating the properties by selling them.

With this in mind, I am concerned especially about the following proposed change which states that the landlord may terminate a month-to-month tenancy if the landlord has accepted a purchase offer from a person who intends to occupy the property as a primary residence.

THIS SHOULD BE REMOVED because it places truly difficult obstacles on the landlord. Let me explain:

- When preparing a property for sale, there are often repairs to do that will increase the value of the property which are difficult, if not impossible, to do while the house is occupied. These are often cosmetic, so the house is still "habitable," by legal definition.
- When offering a home for sale, the seller (in this case, the landlord) does not get to specify how the property will be used after it is sold.

A landlord should be able to decide that it's time to sell their property, and ask the tenant to vacate the property so as to prepare the property for sale. Trying to prepare the property for sale, show the property, and procure a purchase offer for someone who plans to use the property as their residence puts an undue burden on the landlord.

I appreciate your efforts in making laws equitable for Oregonians. Please ensure that they are equitable for landlords as well as tenants.

Thank you for your time.

A handwritten signature in black ink that reads "Sharon McLeod". The signature is written in a cursive, flowing style.