



No cause notice.

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To: linda lavelle <lavellelinda28@gmail.com>

Tue, May 2, 2017 at 11:26 PM

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From: Sean Lavelle <pipesster@gmail.com>
Date: Tue, May 2, 2017 at 10:02 PM
Subject: No cause notice.
To: linda lavelle <lavellelinda28@gmail.com>

To whom it may concern.

I am writing this in support of keeping the no cause notice with some limitations.

The benefits to Landlords AND to Tenants of the no cause notice are:

1 Allows the Landlord to take a chance on a marginal rental applicant.

This could be student or a divorcee with poor rental or no rental history.

Without the 'no cause' these applicants will have a HARD time finding an apartment.

We had low income apartments in SE Portland that were largely section 8 tenants, many single

mothers. When a bad tenant would get in, which happens a lot in low income housing, endangering the other tenants, running drug or other illegal activities, the no cause was used to remove them, without retaliation to the other tenants.

2 Allows a tenant to make a mistake and be moved out without being branded with an eviction.

I'm remembering 2 students getting into a sparring altercation outside their apartment. Had the 'no cause' not been available, likely both would now have an eviction on their records as the landlord would have been forced to act rather than wait to see if this was an isolated incident. Same for a tenant between jobs and can't quite make the rent 1 month.

A Landlord can take a chance

Years ago, when section 8 eliminated the no cause, We had to protect our current tenants from wolves in sheep clothing, and could no longer take a chance on new tenants without excellent references.

Few section 8 applicants could pass new screening, and eventually we had VERY few section 8 tenants.

3

The increased litigation costs of getting rid of troublesome tenants will eventually be incorporated into the rent, so the good tenants will end up paying for the bad tenants' problems and damages.

And either the rent will increase, or services will decrease, or both as the repair/improvement budget now goes to investigation and litigation.

Some tenants benefit from eliminating the no-cause, (those currently employed and are tenants in good standing,)

But mostly IT will be . . .the LAWYERS! on BOTH sides! WHO REALLY benefit from THIS BILL!

I do however recognize there are abuses of the no-cause - whole complexes being evicted on change of ownership, and Landlords evicting tenants rather than repairing problems when tenants complain.

I propose a limited use no cause.

Such as 1 no-cause per 12 units per year.

Or some such.

By adding a lot of red tape and punitive restrictions to landlords, many of the smaller Mom and Pop operations will turn their properties over to professional management companies who will eventually raise the rents to market rates to cover the legal fees.

I had to Laugh at Margot Black's idea that most Mom and Pop Landlords are racists and cheats, that the rental market would be better off if this segment was turned over to larger property management outfits.

This diminishing segment is largely under-market, holding the average down. They generally carry out small repairs at no cost to the tenants- unblock a drain etc.

Pickup tenants' cigarette butts, dog scraps etc. and tolerate minor tenant abuse.

If they all turn their properties over to management companies, These experienced companies, will take over all litigation, oust non compliant tenants tolerated by the Mom and Pop operation, and bring rents to market on turn-over.

The legislature would be better off zoning more land for housing, off i205 or somewhere out of town.

A way to keep the house prices down would be to:

Set the house size:

House limited to 1600 sf

Owner to live in house for 5 years

permits fees etc incorporated into property tax 10yr pay down or paid on sale of house, therefore all the money for investment could be spent on the building, allowing young couples to build their own.

Allow manufactured homes, no up front permit fees, incorporate it into the property tax instead

Allow alternative construction, strawbale, container homes etc

These new homeowners, removed

from the rental market, will reduce the demand on the supply limited by legislature.

Rent control =

Unkept landscaping, No onsite manager more deferred maintenance and NO green investment, no solar, no insulation improvements, energy star appliances, No efficient heat pumps or other climate preservation investments. And coming soon, Welcome to your pot-hole filled parking lot.

Learn from other cities who tried this, and realize the voters will soon forget todays good intentions as they will live daily mess these bills create.

Then they will blame YOU for not paying attention to the other cities who tried this.

Eventually the media will figure out the Lawyers are the ones to profit, and fueling the fires on both sides for their own benefit, but they will blame YOU for the mess, finally.

Yours truly

Sean Lavelle