

Rosenberg Corey

From: Jennifer Evans <jennifer@triopm.com>
Sent: Tuesday, May 02, 2017 11:23 PM
To: SHS Exhibits
Subject: Testimony opposing HB 2004-A

As a licensed property manager I strongly oppose HB 2004-A. My company manages approximately 130 single family homes and duplexes for owner/landlords. Due to the expense of requiring landlords to pay relocation expenses, enforcing rent control, and removing the landlords ability to end a contract with a tenant, this bill removes the benefit of owning rental properties. As of today, I have been informed approximately 20% of my owners will be listing their homes for sale and it is only early May. These homes are being sold to owner occupied buyers causing an even greater lack of rental homes available for tenants. Removing the ability for a landlord to give a No Cause Notice to a tenant will only cause a hardship to the tenant. If this bill passes, there will be a sharp increase in evicting tenants which will affect the tenants ability to rent future homes as their rental history will now list evictions rather than a "notice". I keep hearing the press calling the No Cause Notice an eviction and that is not the case. The No Cause Notice simply allows a landlord to end a contract with a tenant who is not performing well providing them ample time to find more suitable housing. It is just like when a tenant gives notice that they are moving. Though in that case, the tenant is only required to give a landlord 30 days notice. If this bill passes, sadly it will only cause more strain and stress to the very tenants it is trying to help. Vote NO on HB 2004-A. This bill is far from a solution.

Thank you for your time.

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Principal / Oregon Licensed Property Manager

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