

Rosenberg Corey

From: Joyce Morrow <joyceemorrow@gmail.com>
Sent: Wednesday, May 03, 2017 9:18 AM
To: SHS Exhibits; JOYCE MORROW
Subject: HB 2004A

Dear Sirs:

I am not able to attend the public hearing 5/3/2017 at 1pm, but I am writing in opposition to HB 2004A.

This law makes undo hardship on landlords. We still need to be able to terminate month-to-month tenancy without cause. Currently we can terminate without cause with thirty days notice if the tenant has lived there less than one year and sixty days notice if they have lived there more than one year. This allows the tenant time to relocate.

Sometimes a tenant quits maintaining the property or not meeting the rental agreement terms. By executing a without cause termination, it reduces legal actions. Also, the landlord should not be responsible to provide one month's rent because the tenants rental agreement has been terminated. The renter does not give the landlord an extra month's rent when the renter moves out. This bill would make a hardship on the landlords.

Sincerely,
Joyce E. Morrow
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McMinnville, OR 97128