

## Rosenberg Corey

---

**From:** Virginia Farkas <farkas5@comcast.net>  
**Sent:** Wednesday, May 03, 2017 11:17 AM  
**To:** SHS Exhibits  
**Subject:** HB-2004-A

Dear Senators,

My husband and I own two rentals, one two bedroom and one four bedroom. We take pride in our rentals, repair any problems quickly and make upgrades when needed. We keep our rentals in the lower to middle range of homes in our area. We have had good relationships with all of our tenants and while some stay only a year, we have had some stay for 5-6 years. Circumstances change and renters move on or decide to buy a house of their own.

I am very concerned that passage of HB-2004-A will begin to change the relationship with our tenants. I have never had to ask for a no cause end of tenancy, but my houses are older and if I were to decide to do any major renovations, I likely would need to have no one living there. My preference would be to do the renovations between tenants. But if financing, contractor availability, etc. were to make it best to do mid-tenancy (my tenants are both on month to month) I am frustrated I would not only have to give 90 days, but have to pay a moving fee to the tenant.

I have no problem with giving tenants a lot of advanced notice. But to be able to afford the moving costs I likely will need to increase my rents now in anticipation of building up for this expense. I know this wasn't the intent of the law, but will be a consequence. When a house is empty for renovating/cleaning etc. between tenants I normally lose 2 months of income on that property. Having to pay a third month makes it difficult to keep this property. Should I just sell now (this is a good time to sell homes in our area)? But then this means less rental options in an already tighter rental market for homes.

I don't believe this bill will really help anything for tenants. What tenants need are more options for affordable house like mine. This bill may drive those of us with one or two rentals to leave the market.

The City of Eugene has some very good rental protections and a process for tenant appeals if the tenant feels the property has unsafe conditions. Landlords like myself pay for this appeal process in an annual fee. More controls are NOT needed in our area.

Thank-you,

Virginia Farkas  
1268 Courtney Place  
Eugene, OR 97405  
541-485-0859