

## Rosenberg Corey

---

**From:** Jeff <jsielicky@aol.com>  
**Sent:** Thursday, May 04, 2017 12:06 PM  
**To:** SHS Exhibits  
**Subject:** Landlord Tenancies

Dear legislative committee,

I am a small landlord in Portland and Washington county with 6 units.

This proposed legislation is hurtful to both tenants and landlords in that it ties the hands of owners when we get a problem tenant. We don't want vacant properties. I charge below market rents to tenants who are good at paying bills and respecting property. If I get a different type tenant I would prefer to have the type of landlord who charges higher market rents deal with people with problems. Being able to cancel a contract is essential for our business.

Paying someone a months rent to move will only require those who charge below market rents to increase rents on future tenants to pay for the last move. This hurts future tenants. It makes financial sense to raise rents and pay move out fees as fees will be recouped with higher rents.