

## Rosenberg Corey

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**From:** Tanya Bemis <tanyabemis@yahoo.com>  
**Sent:** Thursday, May 04, 2017 11:55 AM  
**To:** SHS Exhibits  
**Subject:** In Opposition: HB-2004-A

To Whom It May Concern,

As an Ashland landlord, I write to ask for your support in rejecting HB 2004-A. Because Ashland has encouraged infill partly through mixed-use developments over the years, my husband and I have constructed and now manage several such properties in our town. I thoroughly screen tenants before signing rental agreements, and I am fortunate to have evicted only one tenant for cause in 17 years of managing properties.

While I have not resorted to no-cause eviction, I am not in favor of giving up my right to do so. The success of our ground floor commercial tenants and the comfort of their residential neighbors overhead is largely dependent on my ability to foster mutually beneficial relationships between them. Should either residential or commercial tenant cause friction, we need to be able to mediate the issue with as many tools as possible. No-cause eviction is one available option when others might fail because it can be used when it is not possible to gather the evidence necessary in a for-cause eviction procedure (i.e. drug dealing, harassment, etc.).

Stripping landlords of tools that allow them to protect their business assets is not an answer to the current struggles facing tenants in Oregon. Thank you for considering my request to turn down the proposed HB 2004-A.

Sincerely,  
Tanya Bemis  
(541) 482-4466