

Rosenberg Corey

From: Patrick Rogers <patrick@asurent.com>
Sent: Thursday, May 04, 2017 12:55 PM
To: SHS Exhibits
Subject: Opinion on HB-2004-A

To whom this may concern,

As a real estate investor and property manager in Oregon, I significantly oppose the HB-2004-A legislation as it is proposed. Eliminating the ability of the landlord to enforce a "no-cause eviction" will drastically effect our ability to uphold rules and regulations of the lease and the community. Unfortunately, not all Tenants are perfect Tenants. Many times, those Tenants can be quite bothersome to others in the community. The other people in the community need the ability to voice their opinion and feel comfortable that if they make a complaint on a Tenant that ends up in that problem Tenant being evicted, that the Tenant that was being wronged will not be in fear of retaliation from the problem Tenant.

If we do not have a "no-cause eviction", then we will have to list the cause of the eviction and it will need to be specific. We have had cases where the new Tenant has made a long time, reliable Tenant VERY uncomfortable with unwanted sexual advances and just making their living experience unenjoyable. We need the ability to terminate the lease with no cause in cases like this where we need to protect the other Tenants.

Please do not allow this bill to pass.

Patrick Rogers
Principal Property Manager



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