

Rosenberg Corey

From: Alex Ianos <alex@ianosrealty.com>
Sent: Thursday, May 04, 2017 12:54 PM
To: SHS Exhibits
Subject: landlord opinion

Hello,

my name is Alex Ianos, I am a landlord in multnomah county. My father and I own and personally manage 100 rental units in the area, and we are strongly opposed to HB 2004-A.

We take a lot of tenants with difficult pasts and financial situations, some of them are undocumented immigrants. Often we overlook their past in order to help get them a place to live, and we are able to take a risk with some people primarily because the protection we have under the "No cause termination".

Often times you don't know a tenant or their entourage until they move into your property. The 'no cause' notice allows flexibility to rehab a property and also protect other tenants living on the property. A "for cause" eviction is an extremely difficult process.

If the 'no cause' notice is eliminated, the very people which are supposed to be 'helped' through this legislation, will be hurt. Myself and many other landlords i know, will intensely screen tenants, as once they move in, we are basically stuck. Low income individuals, and people with prior histories will be screened out of the rental market.

This seems counter-productive

Please do not pass this legislation, it would be a huge mistake

feel free to contact me anytime

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