

I am a 30-year+ Portland landlord with a number of North Portland single family residences. I say ok to the law requiring 90-day written notice for *no cause* evictions—fair enough! This gives renters more time to find a new residence in this tight rental market. But a law that requires landlords pay an amount equal to one month's rent for most no cause evictions? Can you think of any other legal, contractual rental situation that fines the owner for properly requesting to bring back into their possession what they own? Landlords are not exempt from life's changing circumstances and sometimes, for any number of reasons, they need to have a property back in their possession. Renters already have the option of signing a lease that defines the length of their stay, and if the landlord needs the property back before the lease is finished, the landlord agrees to a buyout—usually 1.5 x the monthly rent and the same rule applies the renters. It's fair!

I fear that this new law will further push folks like me, a nice local landlord who has good relations with long-term tenants and who rents below current market rates, to throw in the towel and sell, leaving corporate investor property managers (who traditionally lack heart and soul in making accommodations to renter's occasional financial dilemmas) to run the show.

Sincerely,

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