

Dear Senate Committee,

As a private landlord with only a few rental units here in Medford, Oregon I cannot urge you enough to oppose bill HB 2004-A. I have used the 30 day no cause notice in my 17 years as a landlord only a couple times, but in each instance it was necessary to remove a problem tenant. One instance in particular that is relevant to this bill took place almost three years ago.

I had some tenants move into one of my duplexes, it was young woman and her boyfriend. They were great at first, rent was being received on time and they were getting along with my other tenant Kim (who had already been there for a while and was an exceptional tenant). After about a year and half something changed, I suspect they got involved with drugs although I have no way to know for sure. Kim would inform me of various rule violations that the other tenants were committing (smoking on the property, allowing guest to bring animals into the unit, loud music etc.) however because Kim saw them on a daily basis and she lived alone, she did not want me to confront them based on her complaints. She said she did not want to start any problems and that she feared for her safety if they knew it was her that had told me. Unfortunately I was never around to witness these violations. After several months Kim informed me that she could no longer accept the situation and was going move out. I gave the problem tenants a no cause notice to move out (although they ended up moving out sooner due to a 72 hour notice for non payment of rent). But had they paid rent, the no cause notice gave me the ability move out the problem tenants and keep Kim (who really did not want to move) without having to involve her.

I'm sure there are some landlords who may abuse the no cause notice. However I would urge you to consider that the vast majority of landlords would never move out a tenant without a good reason. A tenant leaving (regardless of how it happens) is my single greatest expense as a landlord ( it usually costs me about 3 weeks in loss of rent plus the cost of deep cleaning the unit) but it's worse when it's initiated by me. Tenants that are being moved out don't clean the unit up for showings, don't return messages when I'm try to set up showings and always leave the unit in a dirty state. It's never something I have looked forward to dealing with and something I would never do without a very good reason BUT that doesn't mean as landlord that I don't need the ability to do it.

In closing, I hope you can see how this bill and all it's provisions would negatively affect your average landlord and would be hurting them based on the actions of a few. I know if this bill passes I personally will not be flexible as I have been in past with applicants. Anyone without an exceptional application (excellent and adequate length of rental history, great credit rating and a really good debt to income ratio) will not be considered as I can not afford to take a chance on someone. I think you'll find many landlords will react the same way or they will get out of the rental business all together, which will only create more housing problems, not less.

Thank you for your time and consideration,

Franklin Marion