

To whom it may concern:

I am a landlord in Multnomah County and I oppose HB 2004-A. I do not oppose what the bill tries to accomplish in general, but I do oppose the bill as it is currently written.

I believe there is a better way, a compromise that serves both sides. Please consider the following ideas:

- Extend the notice period for no cause evictions to between 4-6 months, and have the option for landlords to pay a penalty if the termination should happen sooner.
- Set the notice period according to the percentage of the increase (e.g. 90-day notice for increases >10%, 150-day notices for increases between 10-25%). Something like that.

These ideas provide landlords AND tenants with options under more comfortable timeframes. The choice belongs to the landlords and the tenants and is not chosen for them. It seems as if HB 2004-A chooses for the landlord.

If you proceed with HB 2004-A as it is currently written, you could potentially standardize fixed term leases with no renewals and inadvertently enact regular maximum rate increases under the law. This could ultimately hurt the very people you intend to help with this bill

Thank you for your consideration.

-Garrett Tracy