

I am a landlord in Lane County. I strongly urge you to oppose HB2004-A. This not only hurts us as landlords, but it hurts and affects otherwise good people. Taking away the option of a to cause notice will take away profits that some use for retirement income and money for household improvements. Not to mention the more stringent application process and more in depth cover our landlord butts with our contracts. Tenant guidelines and rules will be spelled out to a tee and there will be no grace for actions. A No-Cause notice is a tool that allows me to ask someone to leave and allows me to give them a good rental reference.

Example:

I just gave a 60 day No-Cause notice to a tenant that had lived in one of my "Affordable Living" apartments for 12 years. The apartment was getting to a point of disrepair and we needed to re-model it. Part of the issue was him being a heavy smoker and we didn't have a non-smoking agreement available at the time he moved in. He was on a month to month rental agreement and this was the best way for me to ask him to leave without making him feel like he did something wrong. I was able to help him get into another place by giving a good reference!

Nick Boyles