

To whom it may concern,

We are owner/operators of 282 apartment units located in Coos Clackamas County.

Like the majority of our peers, we care for our residents, our customers are our bread and butter. We are very GOOD landlords. We do not raise rents in excess of 20%, actually most of our increases are around 10%. We have always adhered to annual increases as this just makes good business sense.

Our properties are not new, but we take pride in our apartment homes and work diligently to always present lovely apartment homes to the rental market. If our ability to increase rents is curtailed, we will be forced to make cuts that will affect our ability to continue our high standards of maintenance and customer service. We are not raking in high profits, we have bills to pay and must plan for cost of living increases just like the rest of the population.

We rarely find the need to utilize a No-Cause notice, but when we do, it is with very careful consideration of the impact it will have on both the customer, and our business.

Unfortunately, it can sometimes be the only tool in our toolbox for situations where the violating behavior is ongoing. It is extremely difficult to perform a With Cause when the very persons whose right to quiet enjoyment of their homes are too afraid to support their complaint in court. As you know, it is crucial to have supporting documentation when seeking to perform a With Cause eviction.

Forcing landlords to bear the cost of relocation would set a precedent unheard of the industry. We are certain this will have a negative impact to a dramatic degree on the development of affordable rental housing. This could potentially force many landlords out of the market.

We ask that you please take all of these points into consideration as you ponder your vote on this bill.

Susan Hutchinson

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