

Hi,

I'm a landlord in Lane Co and I urge you to oppose HB 2004-A. This will unintentionally create an even greater housing crisis in Oregon.

This will not cause rents to be lowered when properties are marketed, in fact it would be the opposite if landlords know their prices will be fixed. We have to account for rising costs in turn overs, repairs, tenant neglect, increased property taxes, deferred maintenance etc.. This industry is not a non profit business. If it becomes unfeasible, many landlords will sell and get out of the industry all together. And Oregon will have even less new construction for rentals/ apartments and fewer future properties. This will create even less homes for tenants and ensure rents are kept sky high...because the supply will be so low. Supply and demand costs would not change.

And as far as the no cause notice, this would be a grave mistake. For the most part, landlords don't want turn over any more than tenants do. It's very costly. In 30 years of managing our own properties, I can only think of one time that we ever implemented the no cause notice. The example I'm thinking of is when we had a very vindictive, mentally disturbed tenant who technically obeyed the rental contract. However, the last day and time to pay the rent without a late fee was on the fourth of the month at 11:59 pm. This tenant would come by our house, put her check under the mat at 11:59 pm, and then proceed to call us and wake our family up at 11:59 pm just to inform us that she paid the rent within the grace period. This is important that it's a two way street for both landlords and tenants to get out of a rental contract for any reason. Landlords would likely use this if there's no other way out (since the tenants were fulfilling the letter of the law), and don't want to go to court. If this measure passes it would be a deal breaker for many landlords. If it were this difficult for tenants to get out of a rental contract, no one would stand for it!

These extreme measures are the result of having a few loud voices that do not represent the majority of cases out there, and it's an attempt to severely over regulate an industry. If this measure passes, it will likely backfire with unintended consequences of private landlords looking for alternative ways of investing.

Again I urge you to oppose HB -2004-A.

Thank you,

Amy Olson  
1081 Fir Acres Dr  
Eugene, OR 97401  
541-484-9650