

My husband and I own 4 rentals as part of our retirement plan after a lifetime of self employment.

Our reasons for not supporting HB 2004

1) Ruins Renter's record: We have never had to evict anyone but I can see how the no cause eviction could be a tool that would not blemish a renter's record but could solve a situation between neighbors. I could support a longer time required for notification for no cause evictions. But I do not support and ask that you vote against removing it completely as a tool for property owners.

2) Stops improvements to property: Another potential example where banning no cause evictions would be damaging is our situation. We have a unit in town for when we are forced due to advancing age and immune disorder that may result in disability to move to town. The bedrooms are upstairs, we will need to add a bedroom downstairs. However, to do the remodel would mean we'd need to do a no cause eviction. We might want to do the remodel now so we can earn more with a 3 bedroom. Landlords should be able to improve their property, and no cause evictions are needed to do that. To remove no cause evictions is to force landlords to come up with a reason to evict.

3) Discourages investment property ownership which would further reduce the number of rentals available which based on basic supply and demand increases rents.

Thanks for reading this. I try hard to be the best landlord I can be. Please do not remove a tool that I may someday need to preserve the peace between the households I rent to. Please don't force bad records onto renters. Instead add a 3 month notification time or something to no cause evictions.

Colleen Bauman