

Rosenberg Corey

From: Shayne Maxwell <4shayne@charter.net>
Sent: Thursday, May 04, 2017 12:44 PM
To: SHS Exhibits
Subject: HB 2004-A Comments

To: Oregon Legislators,

My name is Shayne Maxwell and I live in Jackson County, Oregon.

This Bill HB 2004-A is going to hurt small rental property owners. It may be necessary to have rules in place for Owners of large (20+) multi-family units but it creates a serious inequity for those of us who have 1 - 2 rental units or 1 -2 smaller multi-family units.

I am a landlord of a single 4 plex and have some tenants who have rented from me for over 8 years. I provide them with a clean, well kept apartment and grounds and I ask them to pay their rent on time, take good care of their apartment and be thoughtful of the other tenants who live in the building. We have a mutually beneficial relationship so long as we both do our part.

When faced with a tenant who may have appeared to be reasonable but turns out to be a nightmare by damaging the apartment and disrupting the lives of the surrounding tenants, it is critical that landlords can give them notice which now requires 60 days without cause.

We always give warnings but in my experience when a tenant starts down the path of repeatedly impacting those around them after being warned, if not removed, my other responsible tenants will move out. As it is, my other tenants have to continue to endure the issues for 60 more days and now this Bill aims to make it 90 days and for cause or I have to pay for their moving expenses!!

Where on God's earth is this even remotely fair or even reasonable? Please do not vote to support a Bill that hurts so many and does not fix the "real" issue at hand.

It seems the only people who will benefit from this misconceived Bill are those bad tenants who hurt those around them and in turn financially impact the landlord. Bad tenants can cost thousands of dollars in damages that far exceed any reasonable security deposits.

The only hope we have is that we screened them well enough but that doesn't always work and the landlords pay the price and now this Bill would add insult to injury.

Let me ask you, why would anyone evict good, responsible tenants? Answer: they wouldn't.

Please don't punish everyone for the greed of a few. The pendulum always swings both ways so instead please try to find something far less extreme that will actually improve affordable housing - this Bill most emphatically isn't it.

I am asking you, please Oppose HB 2004-A.

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