

## Rosenberg Corey

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**From:** Jack Graham <Jack@GrahamLawGroupPC.com>  
**Sent:** Thursday, May 04, 2017 2:32 PM  
**To:** SHS Exhibits  
**Subject:** HB 2004A

Honorable Chairman and Members of the Committee:

This is a time of great anxiety and uncertainty regarding housing issues for owners and tenants as well as state and local policy makers. NO ONE has any answers to the complex questions of supply and demand. Our feeble pretentious to the contrary by making ILL-ADVISED, UNNECESSARY and UNPREDICTABLE changes to public policy. As to current practices we have both owners and tenants who are guilty of unconscionable abuses. As usual, it is the abusers who raise the decibel level to drive change on an emergency basis hoping that emergency action will work out to their benefit.

HB 2004A and other proposed policy changes making sweeping changes to legislation that do not require that approach. The majority of owners and tenants work well with current laws. The abusers will find another way.

The current law is well crafted to allow owners and tenants to protect themselves. They evolved out of the careful consideration of an ad hoc interim committee. We need that same interim committee to go back to work with instruction to present good, workable definitions of “Not for Cause and “for Cause” definitions. with nothing more than sound definitions of those two actions, the current laws will be able to do what they were intended to do without the risks and costs of the proposed Legislation.

I formerly managed the Regulation Division with the Oregon Real Estate Agency. Since 2002 I have been in private practice in Salem where I represent many small investors and more than one hundred licensed property managers state-wide. We do not need an earthquake size shake up in legislation where a sound but modest change to definitions will suffice.

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