

## Rosenberg Corey

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**From:** Janet Milne <janmilnegolf@gmail.com>  
**Sent:** Thursday, May 04, 2017 2:32 PM  
**To:** SHS Exhibits  
**Subject:** HB 2004-A

Dear Senators,

As a long-time apartment building owner (22 units in Canby), I am begging you to oppose this bill. The ability to use "no-cause" evictions should be preserved, to allow (especially) the small owner/manager to retain the "best" tenants by getting rid of the "worst". In my 42 years of hands-on apartment management, I've only had to use a "no cause" eviction on three occasions, and it was absolutely the only way I could efficiently get rid of renters who put on a good front during the application process and then turned out to be very bad neighbors to my existing tenants. Without the no-cause option, it would have ended up taking a lot longer, costing a lot more money, and creating a nightmare for my highly-valued tenants.

No-cause evictions are an important "tool" in a landlord's toolbox. Please say "No" to this bill.

Thank you for your time.

Jan Milne  
Wilsonville