

## Rosenberg Corey

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**From:** Stephanie Booren <stephanie@rentfromdiversified.com>  
**Sent:** Thursday, May 04, 2017 2:17 PM  
**To:** SHS Exhibits  
**Subject:** HB 2004-A

I'm a property manager in Linn County, and I urge you to oppose HB 2004-A. I personally feel like it is a punishment to all landlords for a few landlord's mistakes. Many of the pro- HB 2004-A arguments are null as tenants are already protected by existing Landlord/Tenant Law.

I feel it is unjust to take away a landlord's right to give a tenant a notice to move, they have the right to tell us they no longer wish to rent and we just want the same right, even with a longer timeline. We do not like to use "for cause eviction" notices because it puts a harsh mark on that renter's history and they may not be able to find another place to rent with that mark. Sometime it just doesn't work out and that's why we like the "no cause" notices. In my office, we have used this notice to get out a tenant who made other tenants uncomfortable and unsafe, it would have taken 6 months to gather evidence enough to send a for cause eviction and by then most of our good tenants would have moved out, disrupting their lives and hurting our owners bottom line. We gave the tenant a no cause notice and she moved out within the 60 days; tenants and neighbors thanked us for getting her out and letting them feel safe in their own unit. I understand the "compromise" to allow these notices for 6 month but events that turn good tenants into poor tenants happen at random, not just in the first 6 months of their rental agreement. Without this tool, we will be unable to protect renters and owners from poor tenants.

I understand that some landlords in Portland have caused some waves with major rent increases but we as a company have never outrageously increased rent. If you allow rent control, how can we guarantee our owners that we can keep rents at a rate that will cover the costs of owning and managing the home and possibly making a profit.

The real housing crisis is a lack of housing, not landlord conduct (speaking for a majority of landlords and rental owners in the State of Oregon). In my opinion this bill will scare rental owners and force them to sell their homes which will decrease the availability of rentals and skyrocket the cost of rental with the housing scarcity. The passage of this bill will encourage a decrease in available rentals, a stoppage of renting to persons who don't have a perfect history, and cause a massive increase in the cost of rentals.

Please vote no on HB 2004-A.

Thank you for your time,

*Stephanie*

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