

Rosenberg Corey

From: Brent Sanders <billandjansboy@gmail.com>
Sent: Thursday, May 04, 2017 3:56 PM
To: SHS Exhibits
Subject: HB 2004-A

I already contacted Peter Courtney and Rick Schrader about this, but I want to say again, this is a bad bill for Oregon. I have been a landlord for many years and sometimes the only hope a landlord has is a 30 day no cause eviction. Landlords are business people and they are not going to evict someone for no reason who is a good tenant. There are behaviors of some people that are not something that can be given notice for cause, yet they clearly are a menace to other tenants and landlords. Not only that, landlording is the only job I know of that the employer (tenant) who can with hold the employees (landlord's) salary (rent) and not be in trouble with labor/wage laws. In fact my experience has been the tenants that get behind on their rent, and some who are just a menace, usually trash the place and a landlord has to go through a lengthy, expensive process to get them out. If the 30 day no cause right gets taken from the landlords, it may be the final straw for some. I sold off most of my rentals last winter because of the stress and hassle. I still have 15 units, but am contemplating dumping those also. Brent Sanders 971-208-4785