

## Rosenberg Corey

---

**From:** Brian L <bcl1nw@gmail.com>  
**Sent:** Thursday, May 04, 2017 5:14 PM  
**To:** SHS Exhibits  
**Subject:** Oppose bill HB2004-A

Hello I am a landlord in Jackson County and have dealt with hundreds of tenant over the years. I strongly oppose HB2004-A most because of the elimination of no cause notice.

I have rarely used a no cause notice but when I have, it was because of tenants that were threatening others, drugs, or issues that were difficult to show in court especially if witnesses felt threatened or retaliation for testifying.

I understand some issues have occurred in Portland to bring about this bill but passing more laws like rent control, paying relocation expenses for tenants, having to prove to tenants you are selling the home, and eliminating for cause notice will just cause more landlords to either remove rental homes from the market or pass on the costs to tenants.

Also passing HB2004A will make it more difficult to remove bad tenants so landlords like myself will be even more stringent with accepting tenants. I will be less likely to take chances on renting to tenants that are rebuilding their finances/credit or dont have lots of rental references. Also landlords will increase their security deposits even more to offset the higher risk of a more difficult eviction process.

Regards  
Brian Lovett  
Jackson county landlord