

Hello - I am writing to have my say with the up-coming HB 2004-A. This is a very sad ordeal for small landlords - I am a single mother with a disability and i do have a few rentals in Lane County, OR - They have been my primary income for many years but it has always been nice to know that I was the one in control of my own homes - Over the years I have had good tenants who choose to move on or stay but of course there have been some tenants who don't have respect for the home they are renting from me and i have had to ask them to leave at the end of their lease - Even if they have paid rent on time though-out their tenancy there have been times that the home needs repair or upkeep that I have not been allowed to do with tenants in residence - or situations where there have been neighbors who have not had peaceful enjoyment of there homes because of tenants in my rental but do not want to say anything because of vindictive retaliation - I also have had tenants turn on me to suggest future vindictive actions if i disturb their living activities - I try to be a kind landlord and have had times when I am afraid of any action such as notices, or warnings - it is easier to just have the lease term end and gently end the tenancy -

IN SHORT - HB 2004-A - IS NOT FAIR AND SHOULD BE CHANGED TO BE FAIR WITH TENANTS AND LANDLORDS INTERESTS -

IT IS VERY NECESSARY TO ALLOW LANDLORDS TO BE ABLE TO END A TENANCY AT THE END OF A LEASE TERM OR

DURING A MONTH TO MONTH TENANCY SHOULD THERE BE A REASON FOR THIS ACTION - AND THE FINE FOR HAVING

THE LANDLORD PAY ALL THE MOVING COSTS ETC. IS SO UNREASONABLE - I BELIEVE THIS WOULD JUST BE CAUSE

FOR ME TO BE LESS INCLINED TO RENT TO SOMEONE WHO MAY NEED A HOME BUT IN THEIR PAST HAS NOT HAD

FLYING COLORS IN THEIR RENTAL OR CREDIT HISTORY -

THERE ARE MANY PEOPLE HERE IN OREGON WHO NEED A CHANCE TO GET BACK ON THEIR FEET AGAIN AND NEED

A HOME FOR THEIR FAMILY BUT WITH THIS BILL THEY CAN BE SURE THAT FINDING THAT HOME MAY BE MORE

DIFFICUT -

PLEASE RECONSIDER THE TERMS OF THIS BILL AND OPPOSE IT UNTIL IT IS WRITTEN FAIRLY !!

Thank you for your attention,

Cori Bell