

As I understand it, Oregon's legislature is thinking about dramatically changing the relationships between landlords and tenants by making "No Cause" evictions nearly impossible.

My wife and I own 15 rental units. I bought really run-down or foreclosed properties and fixed them up myself because I wanted to offer quality housing at reasonable rates. I also wanted to create a reliable retirement plan for my wife, Barbara, and myself.

Along the way, I've found the only reliable way to get really awful tenants to move is to give them a "No Cause" eviction. We've rarely needed to do this: nearly always we've been able to work out a mutually acceptable alternative ... BUT every once in a while, this tool has been essential.

If you are a legislator who is considering this bill, please know that while it may seem on its surface like a great way to help renters, I'm certain the bill's long-term impact will be to make rental housing less affordable and less available. Here's why. If you remove the sort of management tools that people like me have found to be essential, then we will simply put our attentions and investments elsewhere.

I don't have to spend my life fixing up and renting quality homes. Instead, I've done that because it has seemed like a super thing to do for other people, and it has been relatively successful for me so far. BUT if the Oregon legislature rewrites the ground rules for landlord - tenant relationships so that I can no longer manage my rentals reasonably, then I will simply sell them and move onto other areas of life.

Good sounding and good feeling things do not always lead to good outcomes because of unintended consequences. Please consider your vote carefully. It is trite but true: The road to hell is paved with good intentions.

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