

Rosenberg Corey

From: Eldred Realty <eldredrealty@gmail.com>
Sent: Friday, May 05, 2017 8:24 AM
To: SHS Exhibits
Subject: Vote NO on HB 2004-A

VOTE NO on HB 2004-A.

This bill will lower the number of available rentals in Oregon, it will drive the rents even higher and it will make it even tougher for marginal tenants to find housing. It will have many unintended negative consequences for the State of Oregon, landlords, tenants and neighbors.

I could not attend the hearing so felt it necessary to email you. I will try to keep this short, although the potential devastating effects of this bill are many and there are many reasons to vote NO.

At a time when we need more housing/rentals in Oregon to accommodate the approximately 3000 people moving here per month, this bill is causing landlords to sell and new potential landlords to stay out of the rental industry. Many landlords have already sold their properties because they are scared. That means less available units. The number #1 reason I get when I ask a potential new tenant why they are moving is..."My landlord is selling". This law hasn't even passed and is already affecting the market.

When landlords are being told they will not be able to get your home back without paying a tenant to leave, and without a potentially expensive/lengthy court case, you can imagine the anxiety that is creating. Most landlords are small landlords and cannot afford this added burden. The extra money it will take to get a bad tenant out if this bill passes, is money that cannot be used to improve/repair a property.

And if you think making it harder to get tenants out will, encourage landlords to take a chance on marginal tenants, you are wrong. This law will make it harder for less qualified tenants to find housing.

Lets take just one scenario...if this were to pass:

Tenant does not pay rent, landlord issues notice of non payment, tenant still doesn't pay, landlord goes to county courthouse and pays to file Eviction at courthouse, gets court date and goes to court. Tenant is given additional time to move and rewarded with an additional 1 months rent per HB 2004-A. You have just created a system to REWARD bad tenant behavior and penalize landlords .

Most landlords rarely use a 30 day no cause notice, but when it is necessary it is an important tool. It helps protect good tenants and nice neighbors by allowing landlords to keep complaints anonymous and ask problem tenants to move. HB 2004-A will DEFINITELY have a negative impact on good tenants and nice neighbors since landlords can no longer hope to keep complaints about bad tenants anonymous. Landlords will be required to tell the tenants WHY they are being asked to move. This means potential Retaliation toward neighbors and other tenants. It will be a much longer and much more expensive process. Now landlords will have to spend even more time being babysitters and investigators. It will be a he said, she said mess. And more time spent, means more money spent, which means higher rents.

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Please vote NO on HB 2004-A

I live polk county. And manage rentals in marion and polk county.

Sincerely,
DeeAnn Donnelly