

To whom may concern,

No Cause Termination is a tool for Landlords, taking away that tool would be detrimental to our business, we oppose the bill passing.

We have never used the no cause termination to out tenants to raise rent. If this bill passes I have a feeling renters will learn to abuse it and require us to pay moving expenses.

Having rentals is not a high paying job, is you take into considerations mortgage payment, property taxes in Lane county, which are high, landlord insurance, Eugene \$10 housing fee, there is not much much money left over at the end of the year. With this bill I can see the problems coming especially if professional renters get involved just looking to make a few dollars at a landlord expense.

No cause termination again is a tool we can use to get rid of nuisance, danger or threatening tenants, without having an eviction on their record. Our rentals are well kept and have had on a majority good renters, but we have also had to use the no cause 1 time in last 15 years.

Please vote no on Bill 2004.

Kimbre