

Rosenberg Corey

From: Dan Noble <dnoble@premiumpm.com>
Sent: Friday, May 05, 2017 9:50 AM
To: SHS Exhibits
Subject: Vote no on HB2004

To Whom it May Concern,

I request a No vote on HB2004.

There is no doubt that rents have gone up, but HB2004 is a knee jerk reaction to a tight housing market.

We do not need rent control. There is already some indication that rents are softening in some markets. Let the market correct itself.

We cannot lose the no cause eviction notice. The no cause notice is a tool we use to get rid of bad tenants and protect the right to peaceful enjoyment of other tenants and neighbors. Why make it harder for landlords? The media depicts landlords as only using a no cause notice to evict good tenants, just so we can raise the rent. When the rents go flat or drop, and they will, that argument is off the table, but we will still be straddled with a cumbersome method to evict bad tenants. No landlord wakes up in the morning and thinks, "How can I lose money today? Oh, I will randomly evict someone without cause. In 27 years of business, I have never, never served a no cause notice to kick out a good tenant so I could turn the unit and raise the rent.

And paying for tenants relocation expenses??? That is ridiculous! Since when is that at landlords responsibility? There is no provision in the bill that requires these monies to actually be used for relocation expenses. What if a tenant was planning to move anyways? You know this will be highly abused!

Please vote No on HB2004.

Sincerely,

Dan

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Dan S. Noble
President

Premium Property Management, Inc.
1190 Fairview Ave. SE
Salem, OR 97302

Office: (503) 585-2266, Ext: 205
FAX: (503) 585-1695
dnoble@premiumpm.com
www.premiumpm.com

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