

## Rosenberg Corey

---

**From:** J K <kirschjl1@gmail.com>  
**Sent:** Friday, May 05, 2017 9:06 AM  
**To:** SHS Exhibits  
**Subject:** HB 2004-A

I am a property manager for counties throughout Oregon and I oppose HB 2004-A.

I have been in this business for 10 years and I have never seen anyone evicted for the sole purpose of increasing the rent. The only time our company uses a no-cause notice to evict a tenant is when the tenant has habitually broken the rules, damaged the property or engaged in illegal activity. Most landlords do not use this tool for nefarious reasons. Please do not take our only tool to use against these tenants. Forcing landlords to pay moving costs to remove a bad tenant is unfair and frankly will not help the housing situation that Oregon is facing. This bill proposes restrictions that will make many landlords choose not to be in this business anymore as it will not be cost effective. I do believe if there are landlords using a no cause notice to evict tenants to increase the rent, they are in the minority. The way to stop that from happening is to place requirements and/or restrictions on this particular process. For example: 1. Rent can not be increased for that dwelling for one year after a no-cause eviction unless there is proof that the landlord has done renovations that validate the increase. 2. If a tenant believes that the landlord has issued the notice to increase the rent that the landlord be required to provide proof that the decision was not based on a rent increase. 3. Create a no cause notice that requires landlords to list the reasons for the eviction in a situation that can't be fixed but gives the tenant the 60 days to find a new residence. Landlords need the right to have their investment protected as well!

Jessica Kirsch  
Cascade Rental Management Co.