

## Rosenberg Corey

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**From:** nikolas129@comcast.net  
**Sent:** Friday, May 05, 2017 3:11 PM  
**To:** SHS Exhibits  
**Subject:** HB 2004A

Dear Senators,

My name is Cindy Nikolas and I own and manage Steeves Mobile City, which is a fifty-five and older mobile home community, as well as two duplexes also located in Clackamas County.

I am writing to you today to encourage you to vote against HB 2004A. My grandparents built this community in 1956 and managed it until their death in 1971, at which time my parents took over management and ran it until my mom's death in 2008. With my mom's death, my husband and I started managing full time, although, I have lived here my whole life. Because of that, I have had a unique chance to witness how a mobile home community has had to change and endure through the times. As I mentioned, I have always lived on site and have a very good grasp on the daily and long term needs of such a business. With that being said, I am asking you to please not set rent raise restrictions on our industry. I can assure you that I have never raised the rent unreasonably or without cause (with the biggest rent raise being \$50, one time only). However, with being an older park (repairs, business expenses, unforeseen tenant issues) I would like to know that if the need would arise that I would have to raise the rent an unspecified amount that I have that chance and better yet the right to do so. I understand completely the plight of the tenants, but think that this bill is completely biased against the landlords who provide the services.

Also, as a landlord, I have had to use no cause evictions as well, and for many different reasons. One reason recently was a resident suspected of using and selling drugs (specifically meth), which is very hard and time intensive to prove and very dangerous to accuse. The eviction went to court and I won the judgment, however, it is not really a win when your property has been damaged to that extent. What I don't understand I guess, is why a tenant can leave with a 30 day notice because they want to, but as the owner of the property, I don't have the same right even when I have to give up to 90 days to leave. Sometimes a tenancy just does not work, and each side should have the same options. This bill assumes that all landlords are bad, and all tenants are good. Legislation may be needed, however, this is not the right one to vote for.

As a landlord, my main focus has always been to keep an excellent rapport with each and every one of my tenants, as well as, to keep my family business growing and the services we provide fair and balanced.

Thank you so much for your time in reading this. I truly appreciate it,

Cindy Nikolas  
Owner/Manager Steeves Mobile City

