

Rosenberg Corey

From: Estelle Golden <emgolden1@yahoo.com>
Sent: Friday, May 05, 2017 3:03 PM
To: SHS Exhibits; Sen Dembrow; Rep KenyGuyer
Subject: Testimony submission - HB2004A

Dear Senator and Representative,

My name is Estelle Golden and I am a rental housing provider. I have owned a single duplex in Southeast Portland since 2012. I take pride in being an ethical landlord and act with the awareness that I provide an essential service. Every person needs air, water, food and **shelter** to survive. I keep my rents under market and consider very carefully the impact of rent increases on my tenants. I have never evicted a tenant without cause. However, in 2013, I opted not to renew the lease (nor offer a month to month tenancy) of a tenant who was what you might call "bad". They were regularly late with the rent - I tried but was unsuccessful at evicting them in court for non-payment. They had ruined the carpets with motor oil stains, smashed doors, smoked inside, littered the exterior, and were bad neighbors. Seeing as I was close to the lease end, I decided to not renew it or offer to go monthly. They did leave, but did not pay the last month's rent, left mounds of trash, and it cost me \$5k to clean, repair and paint the rental. I never recovered any money from the tenant.

I feel strongly that the requirement in HB2004A that **requires** landlords to automatically renew a lease or offer a month to month tenancy unfairly impinges on my ability to manage my property and business. Applying that requirement to my recent situation, in addition to unpaid rent and repair costs, I would be actually be PAYING my bad tenant to move on! This is grossly unfair and quite honestly will discourage small "mom-and-pop" landlords like myself from continuing to invest in rental real estate.

I have read statements that landlords can always evict problem tenants through the courts, but I know from experience that this is very difficult. The bar is quite high. Criminals have to have convictions on their record (and we know that many more crimes are committed than convicted). Same for drug dealers or users. Courts require witnesses and proof. Neighbors are reluctant to testify against neighbors. Landlords are not usually present on the property when problems occur and rely on the reports of others. Absolute proof is difficult to obtain.

If in fact no-cause evictions are banned, then at least allow landlords the option of having the tenant move at the end of the lease term. I strongly request that you amend HB2004A, and remove the clause that compels landlords to renew or continue a tenancy.

Thank you for your consideration in this important matter.

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