

I am a landlord in Klamath Falls, OR, and I am adamantly opposed to house bill 2004-A. I am a responsible landlord, and the 30-day no-cause notice is one of the tools I count on to run my business.

I think an unintended consequence of this misguided bill will be to make it harder for tenants to find decent replacement housing. If I am forced to give for-cause notices to tenants, a for-cause notice is a red flag to potential landlords.

I recently gave notice to a tenant in a unit close to my home because my elderly aunt needs more care, and this was a better alternative to a nursing home. What would I do in a case like this.

Also, how would I terminate a fixed term agreement if it automatically becomes month to month - what is the purpose of a fixed term agreement in this circumstance? I am required to offer a new fixed-term agreement to the tenant, and they have sole authority to accept or decline. It automatically converts to month-to-month. I will abandon fixed-term agreements.

Most landlords I know are responsible, and if we have a good tenant, we try to keep them. In 20 years of being a landlord, I have only used no-cause notices twice. I had undesirable tenants because they had screaming fights that disrupted the neighbors, and I needed to move my aunt into the unit near me. I gave the that tenant 60-days, even though 30 was all that was required.

It also seems like a way for undesirable tenants to extort money from a landlord by becoming a problem and getting relocations costs.

As to rent control, my units are lovely units in a good area, how does this factor in? I keep them in good repair, and I always do upgrades between tenants. If a tenant asks for an improvement, I usually comply. Where is my motivation to keep them in good repair and do upgrades if I can never raise the rent? How will my rents reflect the good condition and good area to differentiate them from a slum lord's property?

I think an unintended consequence of this misguided bill will be to make it harder for marginal tenants to find decent rentals because they will have received for cause notices. This is a red flag to any landlord.

I also think this will cause a shrinking of the rental market. Many landlords are private citizens, like me, and if it becomes untenable, we will sell our rentals and get out of the market, reducing the number of available units. This may also impact the value of my investment properties if there is a mass exodus. Who will compensate me for this? Seems like another unintended consequence.

We don't need new laws, we need to target those who abuse the existing laws.

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