

To Whom It May Concern,

I'm writing this to describe my need for the "no-cause eviction" option as a small rental housing investor. A few years ago I received an urgent phone call from several neighbors of a rental property I owned. I had made a mistake when renting to a young man who had in retrospect clearly lied on his rental application. He was dealing drugs out of his rental and was having very questionable visitors to his rental at all times through the night. The neighbors did not feel safe. None of the neighbors wanted to call the police for fear of retaliation. I understood their concern. I called the police they told me they could not stake out his property and hope to find a violation they are short on resources. I contacted an attorney for advise on dealing with this problem. He said whatever you do "do not file an eviction with cause", if you do you need to be able to prove he was dealing drugs. This would require a court conviction not simply an arrest, and could take months perhaps even a year during which he could be in the apt doing who knows what. So I followed his suggestion and did a 30 day no cause eviction, the tenant was out in 30 days and the neighbors were grateful. The tenant did do a lot of damage to the apt during that period though and his deposit did not cover all the damage but I learned a valuable lesson. You can not be too careful who you rent to and under certain circumstances the "no cause eviction" is the only tool you have to prevent unmeasurable damage both to the rental or to the neighbors of that rental.

From what I understand of the proposed changes to the rental laws it is going to be much more difficult for the small investor to manage their rental properties. It will require the property owner to not take any chances on potential renters that present any risk. There will be renters that understand the new laws and take advantage of of property owners that can predict potential tenant behaviors. This is very difficult for the smaller investor who can't afford to lose thousands of dollars on a risky choice to rent to. I don't believe the proposed changes will result in helping to solve the problem they are trying to solve and could in fact make housing options for renters more difficult.

I would be more than happy to answer any questions regarding my experience as an owner/manager of rental properties. Steve Germaneri. 541 758-6021

Sent from my iPad