

To whom it may concern,

We are owner/operators of 282 apartment units located in Coos and Clackamas County.

Like the majority of our peers, we care for our residents our customers pay our salaries and the salaries for our employees. We are very GOOD landlords. We do not raise rents in excess, actually most of our increases have been modest. We have only adhered to annual increases as this just makes good business sense.

Our properties are not new, but we take pride in our apartment homes and work diligently to always have our apartment homes well maintained in the rental market. If our ability to increase rents is curtailed, we will be forced to make cuts that will affect our ability to continue our high standards of maintenance and customer service.

We are not raking in unreasonable profits, we have bills to pay and must plan for cost of living increases like everyone else.

We rarely find the need to utilize a No-Cause notice, but when we do, it is with very careful consideration of the impact it will have on both the customer, and our business.

Unfortunately, it can sometimes be the only tool in our toolbox for situations where the violating behavior is ongoing. It is extremely difficult to perform a With Cause when the very persons whose right to quiet enjoyment of their homes are too afraid to support our complaint in court. As you know, it is crucial to have supporting documentation when seeking to perform a With Cause eviction.

Forcing landlords to bear the cost of relocation would set a precedent unheard of in the industry. We are certain this will have a negative impact to a dramatic degree on the development of affordable rental housing. This could potentially force many landlords out of the market.

The need for new apartment housing in Coos County is in a critical state, any additional regulations have the potential of scaring of future

developers, to add to the housing market, if it sees any of its return on its investments limited.

We ask that you please take all of these points into consideration as you ponder your vote on this bill.

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