

From: Brent Thompson
To: [SHS Exhibits](#)
Subject: The future of rental housing as to rent control and no cause evictions
Date: Thursday, May 04, 2017 9:18:08 PM

To concerned legislators and legislative staff,

My name is Brent Thompson. I mostly live in Ashland but I also have rentals in Gold Beach and Myrtle Point. I have been a residential property owner/ land lord for 40 years.

I work a lot at what I do. My usual work week has never been less than 60 hours working to maintain property, improve property, or restore rentals after people move. I receive good to great reviews as a landlord.

If I give ever give a "no cause eviction" which has been rare, it is really because the people are lazy, chronically late with their rent, disorderly, and a difficulty for neighbors.

One such eviction was to Jason and Vanessa Houk who undoubtedly testified for "tenants rights" there in Salem. I evicted them after they destroyed their 2 bedroom 1 1/2 bath apartment in Ashland. They were chronically late with their rent, failed to be orderly, failed to maintain the yard area, failed to recycle properly (recycling is a requirement for any one I rent to), and held endless yard sales with the unsold merchandise strewn about the front of their apartment. Court records will show that I have a judgement against the Houks for \$5000 in damages of which they have paid \$150 if my memory is correct on both counts. They were evicted again later likely for similar reasons, but court records show nothing, which has helped them.

The reality is that there is almost a good reason for "no cause" evictions. If this provision becomes law restricting evictions what I will do is schedule more inspections, do more spying, take more notes, build more of a file, and write more letters to tenants specifying ways they are not complying with their leases.

For each tenant I will always build a case for a "for cause eviction" . The Houks would have been thrown out far sooner than they were under a situation where evictions had to be "for cause" .

Respectfully,

Brent Thompson

If the US was not so addicted to endless population growth which causes an ever increasing need for more goods, services, and housing, places such as Oregon that are not yet totally ruined wouldn't have a housing shortage. Think about it. People move to Oregon because other states have been ruined by growth. But when will the US finally have enough people?? What is that number??

We actually had enough people 100, 000,000 people ago---around 1970. And what got better in the US with the last 100 million people?? Certainly not affordable housing in places like California.