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To: [Rep Sanchez](#); SenLewFrederick@oregonlegislature.gov; [SHS Exhibits](#)
Subject: No Cause Eviction
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I am owner/manager of three distinct properties comprising 50 units total and have used no cause evictions only twice in ten years. With good background checks and screening I have had good luck. But the times I used the "no cause" tool I did not have the ability to foresee trouble for my tenants and property. I need not go into details that others have already testified to in full detail. But the point is to suggest a limit on this tool to avoid abuse that other voices testify. If the no cause were limited to 10 percent of tenants for any one property per consecutive 12 months for multi family over 10-20 units in size. Don't throw out this valuable tool when controls satisfy both sides of the equation.

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