

3270 Dogwood Drive South
Salem, Oregon 97302

May 4, 2017

WRITTEN TESTIMONY IN OPPOSITION TO HB 2004-A

I urge you **not** to pass HB 2004-A out of committee.

I've owned several rentals in Salem for the past 42 years. I believe HB 2004 will have devastating consequences for landlords, particularly small ones like me.

Eliminating the no-cause notice is bad for the following reasons:

Proving "cause" is difficult, time consuming and expensive.

Good tenants will privately tell a landlord or owner about the activities of bad tenants, but don't want to "get involved" or testify in court because they fear harassment or retaliation from the bad tenants. Without such testimony, a landlord will have trouble proving "cause" in court.

Landlords will be less likely to take a chance on marginal tenants, thus making it more difficult for those individuals to find housing.

If a landlord has to go to the mat to get rid of a bad tenant for cause, and is successful in court, that tenant, with an eviction on his record, will find it almost impossible to find housing in the future. If the landlord can use a no-cause notice, the tenant will at least have a chance for a fresh start.

Good tenants will simply give notice and move if bad tenants cannot be easily and quickly removed.

If the no-cause notice is eliminated, bad or marginal tenants will be emboldened to be even more disagreeable with other tenants because they know it will be very difficult for the landlord to get rid of them.

I'm a member of the Salem Rental Housing Association, a group of landlords and property owners in Salem. I've talked to many of them about this bill. They are very upset about what's going on in the legislature regarding landlord/tenant issues. If this bill passes, they have said they will sell their single-family rentals. The buyers will most likely be owner occupants, thus reducing housing stock for rentals even more.

Requiring landlords to pay relocation fees will reduce the incentive for landlords to keep their properties in good condition and discourage investment in rental properties.

It goes without saying that rent control will not work. It has failed every where it has been tried.

I urge you to let HB 2004-A die a merciful death.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ken L. Betterton', written over a faint printed name.

Ken L. Betterton