

I would like to submit testimony on HB 2004-A.

I have been a property manager for 9 years. We manage approx. 1800 units throughout Oregon. In all my time managing these units, we have never once used a no-cause notice simply to raise the rent of a tenant. **If we have good tenants we want to keep them!** We use no-cause notices to terminate the tenancy of those that violate the rules, are posing a threat to the complex, have become a nuisance to other tenants, and/or are affecting the quality of life of the complex.

If you take away our ability to terminate the disruptive tenants, you are doing two things: 1) you make it much more costly and onerous for people to manage/own rentals, legal fees will sky rocket, thus raising rents on good tenants. And 2) you will negatively affect our good tenants because we will no longer be able to make the environment around them better.

There must be a better way to deal with shady landlords that evict people solely to raise rents, but please don't take away the tools we need to deal with problem tenants. **A For-Cause notice which provides a tenant 15 days to solve the issue does not work for many situations involving problem tenants!** I can provide you with numerous examples of how it doesn't work. Here is one:

\* A tenant has received many noise complaints from multiple neighbors. Our on-site personnel have witnessed the excessive noise many times. We have issued them warning letters, disturbance notices, etc. They continue to be disruptive. We then issue them a 30-Day With Cause Notice to stop the disruptive behavior. The notice allows them 15 days to fix the problem or vacate after 30 days. The tenants quiet down and cause no further disruptions that month. We cannot file on the notice at the end of the 30-days. They pay their rent for the next month and once again become loud and we start receiving complaints from neighbors, the police are called twice, and the neighbors are ready to give notice to leave. In this case we had done everything possible to allow them to change their behavior, but because they did not, we issued them a 60-Day No-Cause and we got to keep our good tenants. Without the No-Cause notice we would not have been able to evict these tenants.

**You need to come up with a better solution than just doing away with no-cause notices!** Why don't you provide a mechanism by which we can give a notice to vacate to a problem tenant that shows cause but without the option/time frame to fix the problem. Just a thought. But there has to be a better way!

Thank you,

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