

To: Legislators considering HB 2004

As the owner-managers of several single-family rentals in the South University Neighborhood of Eugene, we work hard to provide our tenants with a high-quality rental experience. Although we are generally in favor of tenants rights, many of the provisions of the current version of House Bill 2004 seem to go too far. As just one example, the provision that a fixed-term tenancy effectively automatically becomes month-to-month at the discretion of the tenant after the term elapses will make it nearly impossible to rent out homes to students in an orderly fashion. The reality of the student rental market for single-family homes in our area is that most students seek to arrange for housing in March and April, for leases beginning in July or August.

Under HB 2004, as we read it, a student tenant could simply fail to provide any notice of intent to move out until well past this period, making it impossible for landlords to arrange in advance for a new tenant or set of tenants to move in. This is a gross inconvenience to landlords seeking to transition their properties in an orderly way from one tenant to another, but also to student tenants, who will be forced to scramble for housing during the summer when many students pursue internships or jobs away from Eugene (or Salem, Corvallis, or Portland, for example). HB 2004 seeks to protect tenants, but we suspect that it will end up forcing landlords to be even more stringent in vetting potential tenants, making sure that any tenants with a perceived potential for misbehavior are eliminated as candidates, or if compliance with the laws become too onerous, owners will simply sell their properties, thereby further reducing the pool of rentals available.

Thank you for your consideration,

--David von Hippel and Victoria Singer, Eugene