

My name is Jeff Edinger, my company owns and manages approximately 1,500 apartment homes, 700 of those apartments are located in the state of Oregon. I am also the current Board President of Multifamily NW, a non-profit whose members of property owners and property managers own or manage nearly 200,000 rental units in the State of Oregon.

I oppose House Bill 2004. This is short sighted policy that will only exacerbate the housing supply problem we have in Oregon.

The answer to our problem is to increase housing supply. Poorly thought out legislation such as HB 2004 will only work to further deplete the supply of rental housing that we desperately need.

End-of-tenancy notices can be a critical tool to protect the safety and well-being of all residents in a building. These notices provide a way for landlords to address problem tenants when initiating eviction proceedings would create additional safety concerns for neighbors of the problem tenant or to staff. For example, a landlord could give an end-of-tenancy notice after multiple tenant complaints to the property manager or to police about drug or gang activity. In this example, a 30-day *for-cause* termination notice, aka an eviction, would be problematic because complaining tenants may not want to testify for fear of retaliation from the bad tenant.

We just saw a case in Portland of a tenant who retaliated against those who testified against him by shooting a gun into their apartments. Fortunately, no one was hurt but the fear of retaliation is real.

Here is another reality, end-of-tenancy notices are rarely used. We as property owners want to keep tenants. We want to keep our residents. We as property owners have a disincentive to purposefully turn over units. The costs associated with preparing an apartment to rent to another tenant can be thousands of dollars.

Not only does the end of tenancy notice allow us to remove bad actors, it allows us to keep the good ones. When good residents are forced to live next to bad tenants it is the good tenant who moves.

“Rent Stabilization” will only make our current problem worse. Having local government determine what a “fair rate of return” is for private business is absurd. Local government officials are not in the business of managing apartments or rental property. How is it remotely reasonable that they would determine what “fair returns” are for a business field that they are not involved in!?

Again, we have a supply issue in Oregon. Government intervention in private business to determine rates of return is not a motivator for those businesses to expand. Government intervention to limit landlord’s profits will deplete our state’s already undersupplied rental housing market.

Rent Control/Rent Stabilization would be detrimental to both renters and property owners throughout our state. The solution to the rental housing problem we have in Oregon is to add more supply.

Let's create legislation that helps Oregonians, not hurts them.

There are many property owners, landlords, and property management companies out there who want to help provide solutions to the current housing problem. All we ask is that you give us the chance to help. I am one of those people. Please give me a call if you are serious about identifying solutions to our current housing supply problem.

Thank you,  
Jeff Edinger  
Tokola Properties