

Dear Committee,

Please defeat HB 2004-A! I am a landlord in Salem and have been serving my customers (tenants) for 26 years. The reason I have many long termed tenants is because they appreciate that we maintain a clean, quiet, and respectful community. One of the tools used, however sparingly, to maintain this is to remove tenants that do not fit in this atmosphere. The no cause notice is a perfect tool to allow tenants that don't fit or breach the rental agreement to have 30 days to find other housing and a place that better fits their needs.

The real problem rests with a shortage of supply, not mean landlords. Bad landlords will have trouble renting units if there is an abundant supply of units. Rent control or more laws against landlords will not even temporarily solve the problem.

Please "kill" this bill!

Thank you,  
Phil Anderson