

**From:** Bonnie Baker  
**To:** [SHS Exhibits](#)  
**Subject:** Opposed to HB-2004-A  
**Date:** Thursday, May 04, 2017 6:13:05 PM

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*I'm a landlord in Lane County, and I urge you to oppose HB 2004-A.* I am also a real estate broker, not a property manager, who only manages my own residential rentals. My husband and I own and rent out a couple of houses and a triplex. The rents barely cover principal, interest, taxes and insurance. Many of our tenants stay with us for years with only minimal increases in rent.

We have NEVER given a "For Cause" notice in all of the years we have owned our property. Why? Because it is much more peaceful, calm, reasonable and affordable to give a 30 day No Cause Notice. Many things that violate the rental agreement are not only challenging to prove in court, they are costly to prove and they may be/are impossible to prove.

The last 30 day notice I gave was to a man in the triplex who, according to my other two tenants who were women, was acting in a threatening manner toward them, things were disappearing, words were written on their car windows, they thought he was peeping in their windows at night. How do you prove any of this? How long would it take? Would we have to hire a private detective? We gave him a 30 day no cause notice.

The 30 day no cause notice before that was given to a young woman whose references all checked out. She was the front person for a group of hookers. There was a lot of coming and going of her "sisters" and "girlfriends" and guys who were "helping her get settled in and cozy." How did we figure it out? We googled the phone numbers and saw the explicit photos taken in our property on a website with prices/donations listed. How and how long would it take to prove all of this?

In addition what is the fairness in a tenant being able to give 30 day notice when a landlord cannot and to add insult to injury, the landlord has to have a "damn good" reason for evicting the tenant.

This demonizes Landlords and makes Landlords the bad guys when what we are doing is offering good clean well cared for properties for folks to rent.

Please vote no on this.

Bonnie Baker

**Bonnie Baker**  
***Principal Broker***  
***Bonnie Baker Real Estate***  
**541-687-1700**