

**From:** Cory T. Neu  
**To:** [SHS Exhibits](#)  
**Subject:** No On HB2004-A  
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I'm writing in opposition to HB2004-A.

I want you to know that I have very happy and long term tenants. ALL MY TENANTS WOULD TELL YOU THAT. However, it is unfair to tell someone who owns a house, that they cannot get the house back without a severe penalty. To do away with the no-cause notice would eliminate an essential tool for landlords and property managers who are trying to protect their assets, neighborhoods and frankly piece of mind. One can say that there are still tools in place to get rid of problem tenants who are a nuisance to the peaceful enjoyment of others, and are repeat violators of rental terms. That is WRONG! To give someone a no-cause notice only gives them the opportunity to "cure" the cause, then stay. As soon as it is "resolved" they just start right in with the same or new violations. The no-cause notice is the best tool available when someone who owns real estate needs to get it back. I say this as a landlord who has given one no-cause notice in nearly 20 years of being a landlord. If landlords did not have this tool, they would be forced to increase not only rents, but the move-in costs for tenants to offset the risk increase over and above the considerable risk we take having people we do not know move into real estate that we own.

I'm constantly amazed at the assumption that those who own investment real estate are rich. I own investment real estate, and I am not rich. I'm married with two children, and live in a modest house in Springfield, Oregon. I have a mortgage on my house, as I do on every other house that I own.

There is a rich history in our Country that shows us that it is difficult to regulate affordability. We have a very large portion of the Oregon Statute that tells us what we cannot do as landlords. Adding this Bill would be overregulation, and overregulation results in higher costs to the consumer. This is being sold as a solution to a housing crisis in Oregon. It is not the answer, and will not help the housing supply problem. It will, however, have many unintended consequences.

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