

## Rosenberg Corey

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**From:** Richard Malisch <malisch316@earthlink.net>  
**Sent:** Wednesday, May 03, 2017 9:33 AM  
**To:** SHS Exhibits  
**Subject:** Please vote NO! on HV 2004-A

Strangely enough the "no cause" notice eviction ability saves both tenant and landlord. For example:

A young woman who is a good tenant has a boyfriend who is a substance abuser and he is incarcerated for related problems. (Not an uncommon occurrence!)

A while later, the boyfriend is released from prison/jail and looks up his female to move in (becoming an undocumented renter) ... Suddenly, rents are not being paid, and damage to walls, windows, fixtures occur in the house. These damages are expenses elderly landlords who depend on rent to supplement their Social Security cannot afford. To avoid thousands of dollars of repairs and months of court procedures, lawyer fees plus months of house repair, a "no cause" eviction should be issued. This leaves the property available for better tenants who are waiting for a decent place to live. While it is unfortunate that the young lady who has the bad boyfriend has been evicted, it does not leave her with a court record of a nasty eviction. If she dumps her boyfriend, she can again become a good renter.

In this age of substance abuse this type of event happens all too often .... please don't put landlords on the chopping block by eliminating one of the few tools available to protect their life time investments.

Please vote NO on HB 2004-A

Sincerely,

Richard and Colleen Malisch Grants Pass, OR 97527