

**From:** Jack or Michelle Mantel  
**To:** [SHS Exhibits](#)  
**Subject:** Opposition to HB2004-A and NO CAUSE NOTICES  
**Date:** Thursday, May 25, 2017 8:27:54 AM

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Statement IN OPPOSITION to NO CAUSE Notices and HB 2004-A:

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We are writing today to ask for your commitment to vote AGAINST 2004-A and AGAINST ANY BILL that eliminates No Cause Notices.

We are a retired couple who own a few rental properties in Springfield. We saved many years and planned carefully so we could use the income from our rental properties for our retirement.

We're sure you've already heard many stories from other rental property owners (including us) about the importance of No Cause Notices for working with their customers to deal with what can be very complex relationships.

We have two key points to make:

**Eliminating No Cause notices will do NOTHING to ease the "rental housing crisis" in Oregon.**

- It will not make more rentals magically appear.
- It will not make it easier to renters with poor rental history find new housing (in fact it will make it MUCH harder).
- It will drive small business owners like us out of the rental housing market, leaving it open to primarily corporate ownership (certainly not good for Oregon renters).
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**It systemizes that Landlords are ALWAYS wrong and evil and Rentals are ALWAYS right and good.**

- NO MATTER THE CIRCUMSTANCES, if No Cause Notices are not allowed it AUTOMATICALLY ASSUMES that the Property Owner is wrong and the Renter is right, and thus the Renter must prevail and get ALL THE BENEFITS and the Property Owner must PAY ALL THE COSTS.
- IT IS INEQUITABLE, UNFAIR AND UNJUST to have the system set up where one party is automatically provided all the benefits based on nothing other than their "role" in the contract, not considering ANY of the actual circumstances.
- There is good and bad on both sides. But to set it up like Landlords are ALWAYS wrong and evil and punish them ahead of time is simply not right.

We strive to be good landlords. Our properties are well kept, we keep up with current

landlord-tenant laws, and we treat our customers well. When we have issues with tenants we try to be fair and equitable, and we are always respectful. We don't want our property to be vacant as it costs us money (lots of money...which we use to live on). So we don't take No Cause Notices lightly. We are like many other property owners we've met. But we do need to have the ability to control our property when it is necessary. No Cause Notices are an important tool in doing this.

Please do not take this important tool away. In the end it will not be good for Oregon rental property market – for renters or landlords.

Thank you for your consideration. Please DO NOT support any legislation that eliminates No Cause Notices.

Respectfully,

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