

Alan DeBoer
District 3
900 Court St. NE, S-421
Salem, Oregon
97301

Janet Pearle
2728 W. Main #129
Jackson County
Medford, OR
97501

Dear Senator De Boer,

I oppose House Bill 2004-A

If there wasn't a No Cause Notice:

- 1) We could not remove a tenant that was holding an entire community of good tenants "hostage" with annoying and disturbing behavior.
- 2) Regular conducted inspections of the unit that result in a warning notice of improper maintenance and care on the tenant's part i.e. watering the lawn or regular changing of air filters in the heating and air conditioning system or emptying grease and other harmful substances into fragile plumbing fixtures. Often times these warnings are ignored and result in thousands of dollars of expense on the property owner's parts due to negligence by tenants.

Please represent these sides of the argument **OPPOSING** House Bill 2004-A or any bill eliminating no-cause notices.

Please understand I rarely utilize this notice as my tenants are for the most part long term and I greatly appreciate them. The No Cause Notice is like any tool that you rarely use. It is fortunate it is there if you **do need it**.

I thank you for all of your continued effort in fairness to both sides of this difficult issue.

Janet Pearle