

**From:** Christy  
**To:** [SHS Exhibits](#)  
**Subject:** HB 2004A  
**Date:** Thursday, May 04, 2017 9:01:36 PM

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I am a single woman and a landlord in lane county. I own and manage 3 properties with 5 units total. I typically rent to respectful people that may be considered on the fringe of what most property management companies would approve. I meet all my proposed renters myself and listen to their explanations and life situations, taking all of it into consideration. I have had great success with tenants and made a few friends along the way.

There are times when capabilities or situations are not what you anticipated or they simply change and action must be taken. I personally use a notice without cause as a tool to partially protect myself legally while not affecting a persons record adversely. This allows them the ability to seek new housing that is appropriate to their current situation with greater success. I am happy to report that i have never adversely affected a tenants record in the 17 years I've been a landlord and in all of the cases, I could have legally taken adverse action. This bill will force 'good' landlords to become bad landlords and tenants will be taken to court more often as well as have 'black' marks on their rental history. I do not believe that the bill will serve the intent of the law, but rather do more harm to all parties. I urge you to vote no on HB 2004 A.

Respectfully,

Christina  
Lane County landlord