

Dear Committee members:

I know that you are working within a stressful period and appreciate your efforts to treat landlords and tenants fairly.

I believe that I speak for many small landlords in making the following request.:

It is essential that existing and new “for cause” evictions be allowed to continue for the safety of other tenants and for the protection of landlords. Here are two examples of why our small office needed to pursue “for cause” evictions in the last year:

One tenant was repeatedly cooking and falling asleep during the process at late hours in the lower level of a two family rental unit. The fire department was caused when building filled with smoke; smoke alarms were blaring but did not wake him up. The other occupants were feeling unsafe and that they should move out. (How could their unit be re-rented with this violation continuing? This happened 3 times within a 6 week period in which the landlord discussed the danger of this behavior in person and used written notices.

A second tenant was arrested for possession of heroin and meth and for having his 3 year old daughter present. He was also threatening to shoot people and accused neighbors of stealing and acted aggressively towards them. When he vacated and it was safe to enter the premises, we found that he had burned expletives into the woodwork, destroyed his bedroom door and shelving with a blow torch, trashed his almost new carpeting with numerous burns, spilled a gallon of paint on a wood floor, and burned holes in the bathroom linoleum. When he finally departed he left a fire burning close to the house within the fenced in yard.

Previously we had repeatedly used “no cause” evictions to remove tenants guilty of drug dealing. In one instance we were told by the police that they intended to raid the house because the house was near a school and we should take action immediately. In general the police have failed to take any action against drug dealing tenants. We have also used no cause when a tenant harassed and threatened other group members in group households. The no cause was a lot easier than proving misconduct, danger to ourselves and other tenants and neighbors.

At least please preserve the landlord’s ability to stick his/her neck out to identify specific threats to property and people. With the high cost of even modest single family rentals costing at least \$200,000, a damaged or destroyed rental unit represents a high percentage of a small property owner’s retirement and monthly income.

Thank you.

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