

**From:**  
**To:** [Exhibits SHOUS](#)  
**Cc:**  
**Subject:** SB 608  
**Date:** Thursday, January 31, 2019 6:00:31 PM  
**Attachments:** [image001.png](#)  
[SB 608.pdf](#)

---

To the Senate Committee on Housing:

I am unable to attend the public hearing regarding SB 608 which reads:

**Prohibits landlord from terminating month-to-month tenancy without cause after 12 months of occupancy.**

I want to voice my STRONG objection to this bill. Other than a few “bad actors” that overuse the ‘No Cause’ notice, most landlords use this notice sparingly. If this bill passes, you will force landlords to use this notice more often in the first 12 months of occupancy rather than trying to work with problem tenants. In my 23 years of experience in the property management field, I always try to work with tenants to resolve issues before using a ‘no cause’ notice. This usually includes letters and ‘For Cause’ notices. In cases where tenants have repeated and continual issues, we must be able to remove them without a fight over why we want them removed. The option to use a ‘no cause’ notice allows landlords to remove problem tenants without creating a more adversarial situation. I have used this notice in many cases where the tenants were considered dangerous and/or associated with gang activity. Getting someone to testify against these types of tenants is extremely difficult if not impossible due to their fear of retaliation. Requiring landlords to use ‘For Cause’ notices will further burden the courts and force landlords into greater adversarial roles. This will also be a problem for owners wishing to sell, move into, or place family in their rental property.

Additionally, depending on the final wording of this bill, this could allow for significant harm to come to both the property and the income from rental properties, which would in turn effect tax revenue. I am absolutely certain that if you continue to put more and more restraints on landlords, prices for investment properties will slow dramatically or decline as investors will shy away from purchasing properties they cannot control. The ‘no-cause’ notice has been available for landlord use for many decades. There is no good reason to remove this tool from landlords now.

In closing, I wish to state that if you are concerned about large scale use of the ‘No Cause’ notice by “bad actors” in our industry, then limit the number of such notices that can be issued in a complex within a calendar year. But do not take this valuable tool away from landlords due to the few “bad actors”.

Sincerely,

**Brian Kester**  
**General Manager / Broker**  
**Bell Real Estate, Inc.**  
**(541) 688-2060 ext. 171**  
[www.bell-realty.com](http://www.bell-realty.com)

