

From:
To: [Exhibits SHOUS](#)
Subject: SB 608
Date: Friday, February 1, 2019 1:03:48 PM

We have 359 apartments spread over 6 communities in Western Oregon.

I have grave concerns over SB 608, especially restrictions on “no fault” evictions.

When we purchased a 100 unit complex in Albany in 2014, and visited each resident, we found that there were 6 units that were occupied by horders or extremely poor housekeepers. Knowing that we were not going to be able to change adult life style, and for the protection of the neighboring residents, we either evicted or non renewed their lease.

At another complex in Salem, we had a very good long term lady resident, that hooked up with a man who we learned from neighboring residents, was dealing drugs out of our complex. We had to move them both out. “No fault” is a loose term, and without a long list of definitions, can be twisted by creative attorneys.

We and other rental providers, are in the business of providing safe homes for multiple families. Help us by not micro managing every aspect of our service. We must protect our residents, and we are in the best position to know when action must be taken.

Can we please either eliminate SB 608, or pair it down to a fraction of the original draft?

Gary Coe
Coe Properties LLC
503 789 2071