

From:
To: [Exhibits SHOUS](#)
Cc:
Subject: SB608
Date: Sunday, February 3, 2019 11:57:44 AM

To: Oregon Senate on Housing Committee

From: Gregory A. Smith

RE:SB 608

For quick background, I have been a landlord for 40 years and have owned as many as 65 units at one time

in the last 20 years. I wish to oppose the language for elimination of the 30 day no cause notice.

The Oregon Landlord/Tenant rules are fair for both parties with equal protections for both sides. However, the elimination of the 30/60 day no cause notice would unbalance the rights toward the tenants in that the tenant can give me a 30 days notice without cause at any time they wish to leave and terminate their agreement but I have lost that right so the issue then become FOR CAUSE and it will bring about a scheme of potential unnecessary conflicts between the two sides in that I will be forced to find a cause if I simply want to remodel a unit.

Equal status in the law is all anyone in this business of renting is asking and expecting from those persons who oversee and safeguard those laws! Your denial of elimination of language for 30/60 days no cause notices should be a simple choice to ensure the Oregon landlord/tenant laws stay fair and balanced. Thank you for your time and work to understand the business I consider fair today AS IS!