

Hello,

I am a property manager in Salem as well as a property owner. We manage mainly single family homes and duplexes. Our office also has brokers who help their clients buy and sell properties.

Right now, I have two clients that would be severely impacted in a negative way by line 24 on page 2 of HB 4213. In it, the landlord's right to give notice for a qualifying reason is prohibited. One of my clients has given his tenants a 90 day notice because my client's daughter is needing a place to live. He wants her to live in the home that he owns. I have another client currently purchasing a property with the intention of living in it. HB 4213 as it is written wouldn't allow for either of these to happen.

I'm very concerned about prohibiting property owners from any right to regain possession of their property. What if something happens that causes the home to be unfit for occupancy? They wouldn't even be able to have it vacated so repairs could be made!

Please remove the section pertaining to landlords rights of termination as given by ORS 90.427. People who buy a property planning on moving into it, people who want to move into their own property or have their children move in, and people who need the property vacant to perform major repairs, should retain the right to send notices to vacate for qualifying reasons.

Respectfully,

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Initial Agency Disclosure Pamphlet

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