

Chair. Fahey and Housing Committee members,

My name is Charles DeSeranno and my wife and I are small rental property owners in South Salem. I am coming before you today to voice my opposition to HB 2372 as it relates to "No Cause" evictions. My reason for opposition are as follows:

- 1) with the creation of SB608 new regulations were put into effect that governed this subject already...Has there been any data on what the effects have been...I think not as housing moratorium has overshadowed all else
- 2) Has there been a system set up to collect such data listed above...It makes sense to evaluate the effectiveness of one law before creating another to take its place.
- 3) I fail to see how placing a recorded eviction on a tenants record helps them from becoming homeless or able to rent in the future. Seems that it would have the opposite affect for the tenant.
- 4) Why should we not be able to be on equal standing with our tenants.....They can currently give 30 days notice for any reason to terminate their tenancy
- 5) How do we keep neighbors and fellow tenants from harassment and retaliation when reporting issues...have been thankful in the past that this was an option vs a "For Cause" eviction...Everybody involved had a positive outcome.

Thank You in advance for your consideration,

Charles E. DeSeranno