

I am writing in opposition to HB 2372, as passage of this bill will negatively impact renters in the following ways:

-The trend of Oregon housing providers selling their rental properties in Oregon will accelerate in response to these further restrictions on housing providers and management of their properties. As rental housing supply decreases and demand remains strong, renters will face rising rental rates. Simple supply and demand.

-With the option of no-cause evictions in the first 12 months of tenancy, housing providers are more willing to rent to less qualified tenants. These first 12-months give both parties a chance to "try out" the landlord-tenant relationship. If this function is removed, housing providers will be less likely to take a chance on less qualified tenants and will elevate application requirements. This could lead to more renters becoming homeless.

-Without the option of no-cause evictions in the first year, more tenants will be issued for-cause evictions that impact their rental record and eligibility for other rentals.

-For-cause evictions require documentation of at least three violations of the lease agreement. If this bill is passed, housing providers will more closely monitor their properties and will issue non-compliance notices for all observed tenant violations. This could further constrain landlord-tenant relationships.