

I have been in property management since 2007 and have seen more and more restrictions placed on landlords regarding evictions. House Bill 2372 intends to eliminate a landlords ability to give a no cause eviction to a tenant and this is an unfair and unjust restriction. Within our company we have always been fair and give tenants a chance to remedy any violations to the rental agreement as it is our goal to keep our units rented. No cause evictions need to be preserved for extreme situations that simply require a tenant to be removed from the property for the safety of the other tenants, the community and the business. These extreme situations could be violence or threatening behavior by a tenant or guest of a tenant to another tenant or staff member, drug dealing, serious and/or repeated violations of policies, rules and regulations. As a property supervisor for an established property management company I can attest that a no cause eviction is sometimes the only tool we have in protecting ourselves and our property. In a situation where a tenant has threatened physical harm to another tenant or staff member, issuing a with cause notice opens the door for additional harrassment and threat of violence. Restrictions that limit what a landlord can do to protect their investment will only lead to less and less people providing their property for rental housing and this will increase the housing crisis. While I believe the bill is hoping to eliminate unfair evictions it will only limit landlords ability to provide safe rental properties that are maintained to the best of their ability. This will not establish clean, affordable housing environments for all renters throughout Oregon. I strongly oppose HB 2372.