

## Rosenberg Corey

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**From:** Nancy Hagensick <nh1421@spiritone.com>  
**Sent:** Tuesday, May 02, 2017 7:57 AM  
**To:** SHS Exhibits  
**Subject:** HB2004

I am a small-time landlady, an owner occupied Triplex in SE Portland. I live in the downstairs unit caring for my disabled sister; we are in our 60's.

We generally offer leases of a year, to make vacancies more predictable, and renew with small increases to keep our excellent tenants.

I do not see any exceptions in the housing laws for owner occupied rental property.

What I do see is that many small time landlords are putting their properties up for sale as laws inch closer and closer to rent control.

Currently I am showing an apartment, and I am struck that most of the potential renters are being forced to move as their housing is being put up for sale.

I am also concerned that the laws forcing landlords like me to retain tenants will remove a motivation to be a good neighbor, not rising to "cause" for eviction, just generally behavior not as desirable as occupants. There is a lot of "gray" area when it comes to being a good neighbor, not only to myself, but the other occupants of a small building. I have seen this in buildings in my area.

This could even be a boon to a "professional" tenant, collecting moving expenses.

I don't mind longer notices, 90 days, and I don't mind capped increases.

I do however object to the the removal of no cause eviction, I do think it will remove a motivation to be the best possible tenant.

To counter the trend to tenant controlled housing I will use stricter rental criteria and vetting, which may also make it harder for people with poor credit history and debt to find housing.

This law will lead to many unintended consequences, and not improve the housing crisis.

Nancy Hagensick