

Rosenberg Corey

From: nancyn@efn.org
Sent: Monday, May 01, 2017 8:10 PM
To: SHS Exhibits
Subject: HB 2004-A is deeply flawed

Dear Oregon Legislators,

There are many problems with a bill that tries to create a one size fits all requirement for landlord/tenant agreements. Just one example is that I will no longer be able to offer tenants the option of a 13 or 14 month lease if that worked well for both of us. If I did that, I would forever be required to renew the lease for 13 or 14 months each time. This would eventually have leases ending at Christmas rather than in the summer.

A much more serious problem is the section which eliminates no cause evictions. In over 30 years of owning rental property, I have only used a no cause termination three times. In all three cases there was a cause and the tenants knew it. If I had gone through the full process, roommates who were not the source of the problems would have been tarred with an eviction. Even for those young men who were causing serious problems for me or their neighbors, not having an eviction gave them the chance to mend their ways and do better the next time. Without the option to simply not renew a lease, I (and most owners) will be very selective which will push some young people who didn't handle their first rental well into homelessness.

In all three cases mentioned above, I had taken a chance on someone with little or no rental history. If the law changes I won't be able to afford to take that chance. I am sure I am not alone here. The rental market will become even more difficult for those just starting out.

HB-2004 A is not the solution to the current shortage of rental property. What is needed is more supply, not more rules that drive up costs and ultimately rents.

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