

Rosenberg Corey

From: Mary Addams <maryaddamsor@yahoo.com>
Sent: Monday, May 01, 2017 6:41 PM
To: SHS Exhibits
Subject: HB 2004A

I'm sorry I can't come to the hearing on May 3. I have a very important doctor's appointment that day.

I'm a small landlord, just scraping by, getting about 7% per year return on my investments. Hardly worth the aggravation of being a landlord with all its attendant problems. And now you'll make it more difficult if this bill passes.

Re: HB 2004A:

Rent Control: I don't mind rent control. I increase rents about 2% a year. I can sympathize with tenants whose rents are increasing 25% per year or more. However, how many tenants is this happening to? Is it rare, or is it common? Is it only happening in the Portland area? These are questions that must be answered with accurate data so that fair action can be taken.

Abolishing the "No Cause" termination: I'm very much in favor of "no cause". I've used it maybe 4 times in 8 years on 8 units. I don't want to have to go to court every time I need to let someone go. When it's my word against theirs, who will the judge side with? I had to give someone a 'no cause' termination today. He's been smoking in his apartment (but denies it). I can smell the smoke in the adjoining apartment. He says it's not him but no one else in the building smokes. He also sometimes plays loud music at night. If I gave him a 'for cause' eviction for the loud music, I'd have to go to court, and then have to give him another chance. Then, maybe 2 months later, when it happens again, take him to court again. It takes too much time, costs too much, causes too much stress, and creates a hostile relationship between tenant and landlord. And what if I don't prevail? Then what do I do about his smoking? This is just 1 example of why 'no cause' is an essential tool for landlords.

Landlord to pay moving expenses: Are you out of your minds? I would have to raise the rents by at least \$50/month just to cover this cost in the event of wanting to do a 'no cause' in order to avoid court, its related expenses, time, and aggravation.

How much notice must a landlord give to tenant? As of now, if the tenant is at the rental for more than a year, I have to give 60 days notice. That is PLENTY!! If you make it longer, do you realize how much animosity is created, and how much damage the tenant can do to retaliate? The tenant only has to give 30 days notice. I can't start advertising a vacancy 90 days in advance. It's too soon...most people aren't looking for a place that far in advance. And then what if the tenant moves out on say, day 45, and doesn't tell me? I wouldn't find out til the following month when he doesn't pay his rent. I don't want to use the security deposit for that, because there might be damages that I have to take care of. I'll maybe lose another month's rent before I can get someone else in there, because the prospective tenant has to give 30 days notice.

Everything in this bill is anti-landlord. You're not going to encourage developers to build housing by writing anti-landlord bills! And, it's not the fault of the landlords that there's a housing shortage. All groups like Shelter Care, AARP, and other social agencies who are in favor of this bill should pool their money and build housing and become landlords themselves.

Thank you for your consideration of my issues.

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