

## Rosenberg Corey

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**From:** Joy Valine <jvaline461@gmail.com>  
**Sent:** Tuesday, May 02, 2017 11:43 AM  
**To:** SHS Exhibits  
**Subject:** Vote NO on House Bill 2004

I am writing in opposition to House Bill 2004.

I have been employed in the rental housing industry for more than 30 years, and I am a renter.

I am adamantly opposed to the provisions prohibiting a landlord from issuing a No Cause Notice to terminate a month to month rental agreement.

Yes, there may have been some landlords who have used No Cause Notices in an abusive manner. But the majority of landlords treat their customers, i.e., their tenants, with reasonableness.

Part of that reasonableness is the landlord terminating the tenancy of a resident who is not a good neighbor because of excessive noise or other disruptive activities, who may be using their rental unit for illegal activities or who may be threatening other tenants.

A No Cause Notice is sometimes used in these situations because it does not require the affected tenants to appear in court with the landlord if the offending fights a For Cause Notice.

Though House Bill 2004 has been somewhat modified since its' original inception, it still severely handicaps landlords who want to create and maintain a peaceful, comfortable and safe rental community.

House Bill 2004 also contains provisions on rent control, giving cities and counties authority to impose a "fair rate of return" yet there is no definition of what constitutes a fair rate of return.

Rent control, alias rent stabilization, is not going to be good for tenants or the rental housing industry.

Please vote NO on House Bill 2004.

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