

## Rosenberg Corey

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**From:** Nancy A Cogan <ncogan@uoregon.edu>  
**Sent:** Tuesday, May 02, 2017 7:04 PM  
**To:** SHS Exhibits  
**Subject:** NO on HB-2004-A

Dear Senators,

As a long standing landlord, over 30 years with a few (now 2) single family rental houses, I am urging a definite NO on this bill as written.

My rental houses are well maintained (better than many owner occupied homes because this is my investment for retirement) and they are offered at a fair price, usually a bit below market rent.

When you have a lease, the end of the term is the end of the lease, the end of ANY agreement you had with the tenant. That is the time for the OWNER of the property to re-assess whether they want to continue to rent to the tenant..... remember the landlord is in the business of renting rental houses and would only ask the tenants to vacate for one of many reasons. I have no problem letting the tenant know 3 months in advance that I will not be renewing the lease. The Tenant should not decide if they want to continue renting and on what terms. AND I never have a tenant rent month to month.....so why should I be forced to let my year long tenant start renting month to month, which means I have no security about when my rental house may vacate, which may not be a convenient time for me.

I think with month to month and given just 6 months to either get rid of someone who may be a less than desirable tenant.....no question, the landlord will not think twice about evicting such a tenant without cause rather than get stuck with them.....which will give you a revolving door of marginal tenants maybe having to move every 6 months.....what is that going to accomplish.

I belong to Lane County Rental Owner's Association and those landlords go to monthly meeting and pay annual dues so that they know how to be good landlords and abide by the existing laws.

I think the biggest offenders are the large apartment owners who generally have NO relationship with their tenants....and many are even out-of-state.

Please think twice about maybe some unintended consequences of the bill you want to pass. Landlords need to be treated fairly.....they DID not cause the shortage of rental housing in Eugene, and Oregon....if anything the fact that they have invested in rental property makes them part of the solution.....but I have heard people like myself with a couple of rental houses say they will consider selling and getting out of the landlord business.

Nancy Cogan, Eugene

2 rental houses.....presently occupied by 11 renters total