

HB 2004 5/3/17

This house bill would take away a standard set of rules for landlords. It would allow different localities to create their own local rental control. This increased management cost will make its way into higher rents or less services.

Note the tenant can give a 30 day notice with or without cause and can move out. Period of rent or Landlords can only terminate their contract with a for cause notice which can be very tricky and expensive to execute. These costs only drive up rents. This can also leave the landlords property in the hands of bad actors for months costing the landlords thousands of dollars without any sure way of getting it back. This can also leave other tenants in harms way. Other tenants are retaliated against when they are required to testify in for cause cases. Remember the recent case where a man was evicted and ended up shooting 2 employees and shot into the units of the people who testified against him. Landlords will not be able to thoughtfully manage their properties and protect other tenants.

Non payment
24 hr
outrageous
conduct.

This house bill could force landlords to be landlords as long as the tenant wants to remain in the property.

This bill will force landlords to increase rents on all (innocent) tenants so they can pay the relocation fees for (problem) tenants.

This bill discourages smaller landlords from staying in the business because of the increasingly one sided complex landlord tenant laws. Law abiding landlords penalized under this bill will leave the rental business and be replaced by unscrupulous landlord (possibly using gangster tactics to motivate tenants to leave through threat & assault by 3rd parties).

This additional legal expense prevents landlords from keeping the rents low and ends affordable housing. Only the lawyers on both sides get rich, ultimately increasing new tenant rents to pay these lawyers wages.

This bill does nothing to increase the supply of affordable housing. Instead it employs more lawyers ultimately at tenants expense and guaranteeing future rent increases.

This house bill tries to lay the responsibility on one group of people, the landlords, to fix the supply problem. It's like telling a cab driver we have a car shortage, and its his fault!

The solution to this problem is to increase supply. It is the local and state governments responsibility to zone the land and provide the infrastructure for new housing. Increasing the urban growth boundary, increasing neighborhood density, and making building single and multifamily affordable through decreasing up front permit costs and possibly limiting home sizes and types is the real solution. More home owners equal less demand on the rental market. The government has created this housing shortage not the landlords.

Thank you,

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