

## Rosenberg Corey

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**From:** Liz Howell <lizhowell@earthlink.net>  
**Sent:** Wednesday, May 03, 2017 8:47 AM  
**To:** SHS Exhibits  
**Cc:** Sen Courtney; Sen Frederick  
**Subject:** Vote YES on HB 2004A

Dear Chair Gelser, Vice Chair Olsen, and Members of the Committee,

I have successfully made Portland my home for 10 years now, with the exception of the nightmare experience of being evicted or threatened with eviction 3 times over the my last 10 years here. I would like to share my story as a plea for you to **PLEASE VOTE YES on HB 2004A**.

### **No Cause Eviction #1:**

#### **Amber Court Apts, 2215 NW 22nd Ave, Portland, 97210**

I wrote a letter to the management company requesting increased security measures after a break-in and was told 'We think you are not happy here, we think you should leave.' Within the week I had an eviction notice posted on my door. I sought out a lawyer who told me that even though it was a clear case of retaliation, the courts in Oregon were skewed toward property owners and I would have a difficult time winning the case. He pointed out that if I lost (very possible), I could be responsible for court costs in excess of \$5000.

### **No Cause Eviction #2:**

#### **Highland Court Apts, 2181 NW Glisan St, Portland, 97210**

After living in my apartment for 4 years, a new property manager coming in did not renew my annual lease and put me on a month to month — management was moving all tenants to month to month status. When I complained about the outdoor smoking section the property manager set up in the courtyard (underneath my bedroom living room and bedroom windows). I was given a no cause eviction notice. The property manger was a smoker. My lease stated that I lived in a non-smoking building. But this didn't matter. He had the power to evict me without cause.

### **No Cause Eviction #3:**

#### **2520 SE 43rd St, Portland, OR, 97215**

This was my third encounter with home instability. I moved into a duplex, a nice, privately owned 1910 bungalow off Division St, a close-in neighborhood. I signed a 2 year lease (for the sake of stability). Within a year, the owners sold the house and the new owners tried to terminate my lease. I immediately contacted CAT and took recommended steps that gave me some protection as the relationship deteriorated and the owner began to threaten me.

**I learned about CAT at the time of my 2nd eviction. I am so thankful this organization and its resources were available to me.** I am a college educated person who has lived in NYC and Honolulu, navigating the rental markets in both those cities (and acquiring a real estate license in Hawaii to do property management). The lack of tenant rights and protection that I have encountered in Portland is beyond belief. To constantly feel uncertain about your home situation is extremely psychologically debilitating and moving constantly is a huge economic drain. How in the world are people with fewer resources (time, money, education, influence) expected to navigate this rigged system in Oregon that favors the sloppy, greedy actions of developers, landlords and property management companies.

Once again, I would like to request that you **PLEASE VOTE YES on HB 2004A** and end no cause evictions in Oregon.

Thank you,

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