

Rosenberg Corey

From: LeAnn Cheney <leanne.faiithconstruction@yahoo.com>
Sent: Wednesday, May 03, 2017 11:52 AM
To: SHS Exhibits
Subject: HB 2004-A Testimony

To whom it may concern,

my name is LeAnn Cheney, I live in Roseburg, Oregon and I'm writing this letter to you today to ask that you vote no on HB 2004-A.

I have worked in the rental field for nearly three years now and though it would seem very minimal to most of you, I have experienced and witnessed a lot in these past several years that has shaped the opinion and concerns I have today. Most importantly, I am currently and have been a tenant for the past 8 years here in Oregon. Because of this, I have a great understanding and personal experience of the good and the bad for both landlords and tenants, which I feel is of great importance to the ears of all those involved in deciding the direction of this bill.

The housing and homeless issues is one of biggest issues we have in Oregon today and solutions to these problems are vital. When I first heard that the state was actively trying to provide answers to this crisis, I was elated. That was until I read the proposed legislature HB 2004-A.

My two biggest concerns with this bill is the implementation of relocation costs and ending most "no cause" notices. When taken at face value, these laws would seem to be a positive move for tenants in this state, but when you examine the long-term ripple effects it would have on both sides of the spectrum, the truth is this would more than be a negative move on the states part.

Let me give just a brief example...

If you have a tenant who has continuously disrupted the peaceful enjoyment of their neighbors and you give them a "With Cause" notice, this allows that tenant to remedy the issue within a certain amount of time. Now, of course everyone should be given the chance to correct their mistakes, but the problem with this is that this allows the tenant to cease the disruptions long enough for the notice to disappear and then repeat the issues again, thus continuing a cycle that is not only time consuming and frustrating for the landlord, but ultimately causes many issues with other tenants living nearby.

Many surrounding tenants up and move due to these issues, which harshly effects the landlord because they lose money by losing tenants, which can have devastating consequences. Even if the surrounding tenants don't/can't move, it encourages flaws in the relationship between them and the landlord due to their continued exposure to the problem tenants and what seems like lack of correction from the property owner. I have personally witnessed this countless times while working in this business, and have unfortunately also experienced this many times as a tenant. If after repeated issues that did not cease, the landlord gives said tenant a "no cause" notice, this prevents them from being able to continue this cycle and thus corrects the issue for everyone.

One major point I also want to make is that giving a tenant a "no cause" notice, prevents their rental history from being hurt. If they were to be given a "with cause" this can hinder their ability to obtain housing elsewhere, as their rental reference to any potential, future landlord would be tainted. It protects a tenant from disruptions to future rental endeavors, while still helping landlords set a standard for their premises. Which brings me to the issue of relocation costs...

For landlords, rental units are their source of income. It is not just providing housing to others, but also a business that helps make their ends meet. Costs of maintenance, cleaning, lawn care, repairs, taxes, utilities, etc. are all high and that doesn't include paying their own bills due in the process. If a tenant has been asked to leave with a no cause notice, it is for good and legitimate reason such as the situation I previously shared. Most of the time, security deposits barely cover the cost of preparing a unit for the next tenant, but adding in relocation costs to that bill would be devastating financially to landlords across the state. This could and would potentially force landlords out of business due to the financial requirement, especially for smaller landlords who may only own one or two units. The truth is, all landlords want and need are good tenants who pay their rent on time, take care of the rental property and respect their neighbors. They know that if they're lucky enough to have tenants who have equal respect for one another, they don't want to let them go. I can say that with certainty.

The fact of the matter is, the housing crisis is not a direct result of landlords giving tenants no-cause notices. It is a result of an ever-increasing population with not enough homes being built in the process. In order to fix a problem, you have to address the root cause. Doing away with no cause notices and adding relocation expenses is like trying to place a band-aid on a substantial wound. The intention is good, but ultimately will fail at providing the relief needed.

I'm asking all of you today to take action in preventing this state from making a mistake that would put all of us, landlords AND tenants, in a bigger crisis than we already have and vote NO on HB 2004-A.

Thank you,

LeAnn Cheney