

Rosenberg Corey

From: Michael Steffen <msteffen@bellff.com>
Sent: Wednesday, May 03, 2017 1:03 PM
To: SHS Exhibits
Subject: Please Vote Against HB2004A

My wife and I are small landlords in Eugene and are particularly disturbed at the prospect of losing our ability to issue no cause notices if HB2004A is passed. We had a situation a few years ago with a tenant who paid rent on time and took care of the property but was very disruptive to his neighbors and was verbally abusive and confrontational to my wife. For over a year, we received complaints from neighboring properties which we did not own, or from our tenant in an adjoining duplex and even other owners concerning his behavior at all hours of the day and night. They reported that he confronted people in the yard, knocked on doors at inappropriate hours, and starred down visitors and tenants alike. When we confronted him about this behavior he denied it or he became very confrontational with my wife (outside of my presence). The other tenants and their landlords asked us to please do something about the situation – and we even tried to mediate – but no one would call the police or put anything in writing. We were afraid we might lose our adjoining tenant and my wife became almost afraid to answer the phone for fear of being dressed down. Given that this individual met all of the terms of the rental agreement, without a tangible report of “disturbing peaceful enjoyment”, we had no way of removing the individual without the use of a no cause notice (60 days in this case). This behavior did not start until 10 months or so into the tenancy, so under the proposed terms of HB2004A, under a similar situation moving forward, we would need to live with the situation until such time as someone was injured or worse, unless we paid significant amounts to move the tenant out. This seems very unreasonable to us.

Please allow us to retain this valuable tool that good landlords use very sparingly and vote against HB2004A.

Best Regards,

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