

## Rosenberg Corey

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**From:** Ken Howell <kghwll@gmail.com>  
**Sent:** Wednesday, May 03, 2017 11:17 AM  
**To:** SHS Exhibits  
**Subject:** HB 2004

As a landlord for over 40 years, I plead with you not to eliminate no cause evictions. To do so will punish the other tenants as well as the landlord. It is hard enough to get bad tenants out now. It took me over two years to get drug dealers out, the police were no help. I know that for cause would be available, but fed courts are often forcing mediation where the bad tenant ends up staying, and the landlord paying their lawyer and costs.

Eliminating no cause evictions, even after six months, will drive more landlords to get out of the business and sell. Many single family homes and duplexes will become owner occupied and out of the rental market.

Also, marginal tenants lacking good credit and rental history, will find it even harder to get approved. I know that I will never take a chance again.

Sincerely,  
Ken Howell  
White City, OR