

## Rosenberg Corey

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**From:** Kim Armstrong <karmstrong@metcorealty.com>  
**Sent:** Thursday, May 04, 2017 12:11 PM  
**To:** SHS Exhibits  
**Subject:** HB 2004-A

To Whom it may concern,

I am a property manager for a property management company as well as a tenant. HB-2004 is tying our hands as property managers and causing owners to want to sell their properties! As a tenant I feel the no-cause notice is an effective way to remove someone who needs to be removed. 60-days is enough time to find a new place to live and get moved out of the property. Not being able to remove a tenant for no-cause is putting the tenants in control and that is not fair to the property owner. Having to pay a tenant to vacate a property is the most ludicrous thing I have ever heard! If you have a tenant who is tearing up a property and need to get them out doing a for cause notice will not work in all situations as you have to give them a remedy. If they are destroying the property you tell them to stop on a for cause notice....as if that will work! I have been a property manager for about 12 years and it sickens me to see that tenants are being able to control the landlords. Landlords hands are tied enough as it is. I agreed with the 90-day notice for rent increases, 60-day notices to move if they have lived there over a year but not being able to remove a tenant with a no-cause notice is going to limit our already low inventory of rentals due to owners wanting out. Please do not pass this bill, I employ you to reconsider before voting this into law.

Thank you,  
Kim Armstrong

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