

Rosenberg Corey

From: Laura Mittelstadt <laura.c.mittelstadt@gmail.com>
Sent: Thursday, May 04, 2017 5:11 PM
To: SHS Exhibits; Sen Devlin; mayorwheeler@portlandoregon.gov
Subject: More reasons to vote no on HB 2004-A

I wanted to follow up with one more true life anecdote from the Portland city ordinance which is very much like HB 2004 in some of its underpinnings.

As I mentioned in my prior note to you recently my property managers transitioned tenants to a fixed term lease from month to month. To be honest this was a proactive move because we have some bad tenants and we want some say I the duration of their tenancy. This is not a socialist society that we live in.

Nevertheless we offered EVERYONE A FIXED TERM 12 month lease at \$300 per month under market. The terms were sign the lease or move out. Which is a no cause eviction but all were offered a chance to stay at a great rate.

3 tenants chose to pocket the relocation money instead of enjoy affordable housing.

None of the three tenants who chose to move out to collect the relocation money were hardship cases. One girl in her 20's pocketed the money and bought herself a trip to Hawaii! For real!!!

This is bad policy. People are taking advantage of it.

As landlords we do not exploit no cause evictions. We use them only when needed.

Passing HB 2004-a would lead to more tenants working the system to punish landlords because they can.

This has been my experience.

Laura Mittelstadt