

## Rosenberg Corey

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**From:** Klamath Rental Owners Association <membership@klamathroa.com>  
**Sent:** Thursday, May 04, 2017 5:08 PM  
**To:** SHS Exhibits  
**Subject:** KROA Opposes HB 2004-A

Don't punish all of us for a few bad landlords!



Dear Oregon State Senators,

I am writing on behalf of the Klamath Rental Owners Association regarding [House Bill 2004-A](#). This bill will be disastrous for tenants.

Our Association has 162 members at this time and 110 of them own 6 or fewer units. Many of our members have said they will sell their rentals if this bill passes. That would be hundreds of units taken out of the rental pool in a market that is very tight already.

As the president of the ROA, I hear from tenants and other landlords about abuses of the no-cause notice and all I can do is advise them to report the abuser to the Fair Housing Council or the Bureau of Labor and Industry. I have called the Real Estate Agency about a licensed property management company and no one with any 'policing powers' will take my "hearsay" reports. Tenants are scared and so are other landlords of reporting a problem landlord.

This bill punishes all landlords for a minority of bad landlords that have abused the no-cause notice. Extending the amount of time to terminate a tenancy is not going to protect tenants from a landlord that doesn't follow the rules, what we need are better tools to rid the world of those slumlords!

We urge you to vote against HB 2004-A. It is just bad legislation that is going to hurt those it is trying to protect.

Sincerely,

Kim Elliott, President, Klamath Rental Owners Association

*Klamath Rental Owners Association, 4509 South 6th Street Suite 108, Klamath Falls, Oregon 97603*

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