

From: Rzdesigner
To: [SHS Exhibits](#)
Subject: HB 2004-A
Date: Thursday, May 04, 2017 11:05:27 AM

To Whom it May Concern,

I am a rental property owner with SFR's in Lane, Douglas, and Klamath Counties. I have read through the provisions of HB 2004-A and find the rules for "no-cause" evictions to very onerous and certainly assures the need for attorneys to be on retainer for all whom own and rent residential properties. In the 20 years I have rented properties I have had several tenants for whom we could have evicted for cause but through communication with the tenants encouraged them to find other accommodations. This avoided the expensive "for-cause" eviction process and the terrible blemish on the tenants rental record. I have never executed an "no-cause" eviction on a tenant that I could not otherwise evict "for-cause". I am sure we are not alone in this regard. The provision for a landlord to compensate a tenant one months rent as moving expense will have the long-term affect of raising rents. I have multiple properties that operate at a loss with my only benefit the long-term appreciation of the property. How am I supposed to provide to the tenant additional monies? Again I will have to raise my rents to reflect the full market value, which will go up across all spectrums of residential rentals. The Penalty for not dotting all i's and crossing all t's of 3 months rent is punitive and again will become a work guaranty for attorneys and will definitely create a surge of "for-cause" evictions.

If the purpose of this Bill is to reduce the cost of rental housing and assure additional rental housing is built, it will not work, this bill will have the opposite effect. If the Legislature really wants to correct the problems with high rents they would initiate policies that allow for more housing to be constructed, extend the Urban Growth Boundaries and limits on zone changes. More supply will reduce the cost of available housing, restricting anything causes the price to be raised.

Respectfully,

Richard Zink

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