

**From:** Joe Dunne  
**To:** [SHS Exhibits](#)  
**Cc:** [Joseph Dunne](#)  
**Subject:** "No cause Evictions"  
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Please vote "no" on the prohibition on no cause evictions. I am a landlord. It is a "ma and pa" operation: 15 studio apartments in Portland. I have owned this property for 20 years. In those 20 years I have used a non-renewal (no cause termination) only 3 times. All three times were at the request of other tenants. Other tenants complained: Occasion # 1. late night parties keeping up other tenants who had to go to work the next day; Occasion #2. loud late night drunken arguments between the H&W, disturbing the peaceful enjoyment of the other tenants; Occasion #3. smelly hallways outside apartment due to failure of offending tenants to properly clean and maintain their apartment, creating a nuisance and possible health hazard to other tenants. The bad tenants were non renewed to protect the peace and quiet of the good tenants. For cause evictions would have taken months, involved dragging good tenants into court (taking off work) to testify against the bad tenants, and cost me thousands of dollars in legal fees. Also keep in mind each tenant in the interim is in possession of an asset (the apartment) worth approximately \$100,000. If you had lent a \$100,000 asset to a person who began to abuse the \$100,000 asset, and endanger the value of other assets (apartments) wouldn't you want to retake possession of the asset before it was seriously damaged. I currently have 1 tenant who moved into my building because it is quiet and well maintained. He told me he moved out his previous rent-subsidized apartment because it was too noisy. He says he pays more now than he did before, but now has peace and quiet. He told me the noise restrictions in his previous building (rent subsidized) were as a practical matter unenforceable. No cause terminations reward the bad tenants and penalize the good tenants. That has been my experience. Also, for what its worth, all my rents are all below market. Thank you. Joe Dunne