

From: Lynn Dryden
To: [SHS Exhibits](#)
Subject: I oppose 2004-A
Date: Thursday, May 04, 2017 5:02:16 PM

To Whom it May Concern,

I am a property manager in Corvallis. I urge you to vote no on HB 2004-A. This bill will not help the housing shortage in Oregon. It will not help tenants in Oregon and it most certainly will not help people who own rental properties.

By ending the No Cause Termination you take away the ability of a landlord to remove a tenant that may be causing other tenants to no longer have the lawful right of “peaceful and quiet enjoyment” of their rented home. A tenant can do many things to make those around them uncomfortable without doing anything that a landlord can give a 30 Day Notice For Cause. There are also times when a tenant does not maintain the property properly, or is not able to pay rent on time. Without the ability to give a No Cause Termination we would be forced to ruin a tenant’s rental history by giving them Notice for Cause. The tenant may be able to pay rent at a lower rate somewhere else, or a lawn is much smaller or needs no regular maintenance to maintain. But by having to give a Notice for Cause Termination, they may no longer be able to rent that less expensive or smaller property due to poor rental history. Please do not take this valuable option away.

Regarding Rent Control – be assured that every landlord will increase rent the maximum allowable amount every year in order to keep ahead of the rising costs of repairs. Without rent control, rent may not be raised on any given year because expenses have been low. That will not happen if rent control is adopted.

Thank you for your time and consideration of this matter.

Sincerely,

S. Lynn Dryden, Broker

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