

## Rosenberg Corey

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**From:** Karen <kareneib@msn.com>  
**Sent:** Friday, May 05, 2017 4:45 PM  
**To:** SHS Exhibits  
**Subject:** HB 2004-A

My husband and myself are landlords in Columbia County for over 40 years, we urge you to oppose HB 2004-A. Screening has become harder all the time. I think the tenant should consider who they are renting from as well. In the 40+ years we have evicted four tenants with the "no cause" eviction notice. We have sued no tenants and have had only one sue us to get her deposits returned. The restoration company said 4K to restore the unit, the judge found in our favor, we submitted a bill for supplies for a few hundred dollars. We feel the "no cause" eviction is warranted for many situations . You have already change the law to give 60 and 90 days notice, which just gives them more time to destroy your property. It is best not to get into it with the tenant and the "no cause" works best. Tenant sometimes retaliate, we've had our home Egged twice and the year stickers scraped from our license plates. We have had some tenants rent from us two and three times and have lots of notes and letters giving us praise for being great landlords. We would again urge you to oppose HB 2004-A . It simply works for those few tenants who simply need to go due to their own doing.  
Thank you for your time!

Kenneth and Karen Eib  
503-397-1457  
Sent from my iPhone