

Dear Senator Gelser:

As a landlord for over 40 years, I can tell you that I have never used a no cause eviction without a good reason. Most commonly, tenants that were served the "no cause" notice were people on drugs, noisy drunks, those who threatened violence to others or people who were causing extensive property damage. We ask these people to leave who are disrupting life and destroying property. Why would we want to delay it for any reason?

And now this bill wants us to both delay eviction AND pay these types of people to leave? Will the State of Oregon reimburse us if, after getting a 90 day notice, they don't pay any more rent? Will the State of Oregon be willing to pay for new damage they do to our unit in the months after we give them notice? If you want a bill to control what is happening in just a few properties write a bill to control those few instances. Don't make it apply to all landlords. By the way, rental property investors, as you know, are the providers of housing to the poor. (Richer people live in their own homes.) If you increase the costs of landlording you are directly affecting rent prices for low income people. I have no one else to help pay my mortgage payments other than our tenants.

For example, if I delay getting druggies out, I may lose another good tenant. (And yes, this has happened to us.) By the time we get the unit of the lost good tenant repaired, cleaned and re-rented I may have lost \$1,000. If I have to give extended notice periods to a crummy tenant, I may lose another \$2,000 for lost rent from them. Let's assume that takes place in a four-plex like we own. The lost \$3,000 will have to come from current and future tenants. If this becomes an annual affair, our rental rates would need to increase about 10%. Corvallis rents are already through the roof. And as a result, the highways into Corvallis every morning are packing with polluting vehicles of those, who due to high rent and property costs have chosen to live elsewhere. Do you want more of this? Are your constituents and the students at Oregon State University calling for higher rents? Do they want more drug dealing in their apartments? Are they clamoring for more noisy drunken bashes? (Well, maybe some students are.) If they are I suggest you say yes to HB2004.

99% of all landlords are not idiots. We are on the hook with big mortgages. We want our units as full as possible. We want our property cared for. A trashed unit that might take me six months to fix up cannot help to alleviate the housing shortage. The last thing we want to do is evict someone that is paying rent. But, unfortunately, some tenants just cannot comply with simple standards of community living, and for the sake of safety and peace, bad tenants need to leave, and the quicker and easier it is to get them out the better.

Please keep rents low, rental communities peaceful and safe, and landlords -- the key providers of housing to Oregon's poor -- happy. Say no to HB 2004. Call my cell at 425-753-4014 if you have any questions or want to talk about it.

Thanks.

Kenneth Self
Albany, Oregon