

I am a property manager in Astoria, Oregon, and I urge you to vote No on HB2004-A. This is a very bad bill that is going to make my job far more difficult and probably cause many of my owners to simply sell their rental properties to full time homeowners, leaving many more renters without places to live. We are already short of rental properties and every owner who sells to a full time homeowner is going to cause rental prices to go even higher and still not address the problem of supply. I think my biggest problem with this bill is the idea of doing away with the "No Cause Eviction" notice. There are many circumstances where my owners and their properties are in jeopardy because of bad renters. I rely on that No Cause notice to get rid of the dope dealers and nefarious characters when I can't prove what's going on but am getting reports and complaints from neighbors about the traffic and the known criminals who are frequenting the properties. If I have to give a reason for the eviction, then I have to be able to prove it. Without there being a drug bust or some horrific problem at the property I have nothing to use as evidence and cause of the eviction. It is in my owners' best interests for me to simply give a no cause notice when something like this is going on and get the tenant out of the property BEFORE we have a huge problem that might result in damage to the property or loss of other good tenants in neighboring units.

I have not read this bill. I am relying on the news coverage and I understand there is something in the bill that would require my owner to pay moving expenses when we terminate a tenant. That is not fair either. We give them plenty of time to make their move, usually 60 days. If they leave the property clean and undamaged, they will be receiving their security deposit back so they should have plenty of time and funds to make the move. I am not one to raise the rents out of reason and all my owners are fair people who want their renters to be happy and to stay. They want reasonable income off their units, but we don't push the ceiling on market value because the more fair we are with the rents, the longer the tenant stays, the happier they are, and the better care they take of the property - making it a good and prosperous situation for both the landlord and the tenant. I think this bill may be written because of a few bad landlords who are not being fair and, as with everything else in life and in business, the squeaky wheel gets the grease. So those bad landlords, who are in the minority, are getting a lot of attention and laws are being made to control them, but in so doing those laws would hurt the majority of landlords who do operate fairly and reasonably and the result will be that many of those good landlords will simply get out of the business. I am already seeing my owners selling just in fear of the possibility of this bill going into affect.

So I urge you to vote no on HB2004-A and go back to the drawing board. Find something that targets the bad landlords and doesn't hurt the good ones.

Thank you for your itme.

Mary M. Howard
Owner/Broker
Astoria Coast, Inc.
940 Astor Street, Suite B
Astoria, OR 97103

Office: 503-325-9093
Cell: 503-739-0310
Fax: 503-738-9232
e-mail: mary@astoriacoast.com