

From: Deborah Strohlic
To: [SHS Exhibits](#)
Subject: NO on HB 2004- it will hurt the tenants that need help
Date: Thursday, May 11, 2017 10:47:27 PM

To whom it may concern,

I am a registered Democrat that opposes the passage of HB 2004.

I have been a landlord in Eugene for the past 20 years, and have always prided myself on good relations with my tenants. There have been a few times that I have needed to use the 'no-cause' notice, and would like you to understand why it's important to have this option.

In one situation, a tenant in a multi-plex had begun to act very strangely. I began getting calls from other tenants asking to move because they felt unsafe. He was not 'disturbing the peace', or doing anything that would give reason for a 'for cause notice'. Along with his strange behaviors, he also began to make false statements to the other tenants about mold in his unit, (the city inspectors came by and did not find any). It was a very difficult situation and my only cure was to ask him to leave.

In this situation, I would not have been able to have him move with a 'for cause' notice. He was not in violation of anything tangible, but he was ruining the living situation of my other tenants, which would affect my ability to rent out the units, (and directly affect my livelihood).

I have given '2nd chances' to many applicants that had problematic rental or credit history. If this bill passes, I will not put myself at risk by accepting a tenant that could become a problem. With a strong rental market, there is no need for me to put myself at risk, if it will be difficult to have this tenant leave.

I appreciate your time in reviewing this letter and hope that you will take this seriously into consideration. The people that will lose the most are the tenants that need a 2nd chance.

Yours,
Deborah Strohlic
Eugene, OR

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"There is no such thing as a small act of kindness. Every act creates a ripple with no logical end."

~ Scott Adams