

From: Lisa Long
To: [SHS Exhibits](#)
Subject: opposition to HB 2004
Date: Wednesday, May 17, 2017 6:52:26 PM

Dear Lawmakers,

I am writing to you to ask you to opposed HB 2004.

I have written to you previously but have some additional thoughts to share.

This past weekend, I received an anonymous letter informing me that one of my tenants is renting rooms on Air B&B in the house he rents from my property management company.

The writer even included the Air B&B link which had a photo of my tenant, identified him by name, and had numerous posting from the many unauthorized parties who have spent the night at his house.

My lease agreement with this tenant clearly prohibits renting rooms or their units on Air B& B or any kind of short-term rental provider.

I prohibit this for a reason. I perform credit, criminal, and eviction screenings on all my tenants. I check rental histories and work histories personally. This is a lengthy process, but I do it to ensure that my tenants will be responsible parties who can be expected to be good neighbors and pay their rent.

I don't allow short-term rentals or unauthorized occupants in the properties I manage because without proper screening, I cannot assure roommates, my owners, and the neighbors that the individuals living in the home I manage are people I have met and vetted. I also do not allow short-term rentals because of the wear and tear it causes to the home. Not surprisingly, this particular tenant has requested a great deal of maintenance service, much more than any of the previous tenants of this home

Six month's ago, I would have simply given this tenant a no cause notice to vacate. Now I have to go through the lengthy process of documenting his violations over the last few months in order to serve him a notice for cause. I then need to watch the short-term rental sites to see if he switches from Air B&B to a different site and continues to market rooms for rent. His ad permits all pets but the property under my lease agreement does not allow dogs. I now have to watch to see if I see evidence of a dog in and around the house. While I spend my time doing this type of careful and time consuming surveillance, neighbors and roommates will have no guarantee that unauthorized occupants have ceased. Clearly whoever sent the letter alerting my that this was taking place in the home did not feel safe enough to share their name and contact info.

By now you have heard many times that there is no such thing as a no cause notice of end of tenancy.

By pursuing this tenant with a for cause notice, I will have to record every infraction in great detail and when I finally do get the tenant out of the property, I will effectively ruin his rental history. This tenant is not a bad guy. But he is also not following the rules of his lease. With

a no cause notice I could move him on without damaging his rental history beyond repair but at the same time protect my owner and neighbors from a situation we did not agree on. Under the new Portland rental ordinance I have no choice but to pursue a notice for cause which will severely damage his ability to rent another unit and at the same time will take months to achieve and a great deal of time. That means months of additional wear and tear to the home, months of neighbors accepting a household with ever changing multiple short term tenants, months of my time spent tracking the actions of this single tenant at the expense of my other clients.

Please recognize that no cause notices for the end of tenancy are necessary for protecting the stability of the neighborhoods we live and rent in, necessary for maintaining the livability of the homes we manage, and necessary for allowing professional property managers to spend their time providing service to tenants and owners instead of acting as private detectives in order to document ongoing infractions.

Thank you for this opportunity to share my thought with you.

Sincerely,

Lisa Long
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