

From: Nicole Leggett
To: [SHS Exhibits](#)
Subject: HB 2004
Date: Thursday, May 25, 2017 9:15:15 PM

Dear Oregon Senate Human Services Committee,

I am a long time renter in Portland, OR. I implore you to vote yes on HB 2004. I have read the full text thoroughly and repeatedly. It creates a fair balance of protection for both renters and landlords. It protects the smallest, 4 or less units, landlords by exempting them completely. It allows repairs, remodels, and sales of property without the complete trauma of an unforeseen move for the tenant. The 90 days notice is truly a bare minimum to find housing in our tight market. The one months rent is more favorable to the landlord. The tenant with no cause of their own will have to pay for the entire relocation cost which is typically first, last, and deposit. The burden of that one months rent could put families into homelessness. Yet it's just cost of a turnover to the property owner.

I have read several of the against arguments and noticed a trend. Threats, misunderstanding, and lack of knowledge. Many are fearful of change that limits their control without respect to how little to no control tenants currently have when faced with no-cause evictions or rent increases. Most seem not to have read or comprehended the bill. I found landlords seemingly ignorant of their existing protections under the legal for-cause eviction process. I read up on that section of current law myself. It is pretty fantastic in that allows tenants one chance to be informed of a specific problem and be able to fix it. Therefore maintaining housing. Everybody wins then. Yet if they don't fix the problem or repeat within 6 months the eviction stands. The language of cause is extensive enough to protect the landlord. The argument that doing a no-cause eviction is kind to the tenants is a myth. With no-cause you aren't given a chance to remedy the problem. You can't become a better tenant. You also can't prove housing discrimination. Landlords operate with too much power and little oversight. They are inherently in a better position to defend and enforce their rights than the tenant. It ought to be mentioned that if a tenant truly is a problem and needs to be evicted the next landlord should be informed, hence the need for for-cause record creating evictions.

Rent stabilization is necessary to stop the current onslaught of rental increases. It is completely out of hand right now. Rents currently can increase as much as a landlord dreams it up without any consideration to the real life altering consequences to families. Any increase will hurt, but one that is within a local law will feel more reasonable. Rent stabilization will actually create less tension between landlords and tenants as they both know the limits of possible increases. It will not feel as arbitrary or spiteful.

Ending no-cause evictions will be for the public good. It will create a more stable housing market. One where people and families can rest at ease knowing they are protected when eviction is legally permitted and that only their own bad behavior can change that. That it control on both sides.

If I were to recommend any changes to the law it would be defining "reasonable time" as an actual length of time.

Please vote YES on HB 2004.

Nicole Leggett

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