

**From:** Ajicon Billing  
**To:** [SHS Exhibits](#)  
**Subject:** I OPPOSE HB-2004-A OR ANY BILL THAT ELIMINATES NO CAUSE EVICTIONS  
**Date:** Thursday, May 25, 2017 3:15:06 PM

---

I oppose House Bill 2004-A.

I am a local landlord in lane county, I mortgaged my house to obtain my 4 plex in Creswell where I provide a 1 bedroom and 3 - 2 bedrooms at \$550 to \$585 a month, very reasonable for working families.

I purchased this property in hopes to bolster my retirement funds.

This is a very bad decision to take away this tool for the little landlord, if there is a tenant selling drugs or causing problems for others tenants (stealing or domestic violence) then it becomes a nightmare for all the working families as they would be afraid of retaliation and have been many times to tell me so I can resolve the problem but with re-assurance I tell them they won't be identified for notifying me about the problem and I can take care of it with no-cause eviction as last resort after repeated attempts to give the problem tenant a choice.

Also the no-cause eviction is a safety net for the landlord that allows me to possibility rent with confidence to young families maybe who have a criminal record or bad credit and give them a second chance, but I may be less inclined to give them that chance if I know it will be a long battle to get them out if I am not able to use a no-cause notice.

Perhaps this is a big landlord/ big city problem where they evict all the tenants so they can raise rates, I don't know...but please look out for the little landlord who usually helps the working family by keeping rents low and their complexes safe.

If HB 2004-A passes, I most likely will have to sell my building and prices for new buyers/investors will spike the rent prices as it just happened to the building next door to me, same 2 bedroom like mine, they rent for \$800 because I wouldn't be able to pay tenants re-location fees, I'm barely making it nearly all my savings are depleted.

I would have to sell my building that I have owned for 10 years as I wouldn't be able to pay for tenant re-location expenses. I am paying out of pocket already just to keep up with expenses.

I'm sure I'm not the only landlord who will have to come to this extreme, it will hurt me as well as my tenants who were so thankful to find the apartments that I offer at such a low rate.

Please VOTE NO against HB 2004-A, get another bill that works for small local landlords who diligently have kept rents low and worked together with low income Oregon families.

Please represent me and your constituents at the state capitol by opposing HB 2004-A and ANY bill that would eliminate no-cause notices.

Respectfully, your constituent,

*Connie Dell'Anno*

*381 Edjon LN*

*Oakland OR 97462*

[ajiconbilling@gmail.com](mailto:ajiconbilling@gmail.com)