

From: Sharon Price
To: [SHS Exhibits](#)
Subject: HB2004A-A
Date: Thursday, May 25, 2017 1:14:07 PM

Dear Committee members,

If you wish to increase rental units, then:

- 1) Lower landlord restrictions on rental housing
- 2) Increase density of housing permitted on city and county property
- 3) Reexamine urban growth boundaries and how they dramatically restrict higher density rental housing.
- 4) Waive permits, fees and shorten the ridiculously long time periods to obtain permits to build additional rental housing
- 5) Make no interest or low interest loans available for rental housing
- 6) Decrease state income taxes on landlords that provide rental housing
- 7) Provide other incentives for landlords to provide rental housing

Stop blaming and punishing us landlords who are trying to make housing available.

I am very much disturbed by and opposed to the very restrictive House Bill 2004 and any bill which attempts to modify the statewide prohibition of cities and counties to control rent amounts. Also, I object to the elimination of NO CAUSE NOTICES of Termination and the harsh restrictions converting fixed term leases to month to month tenancies.

YOUR PROPOSAL OF CONVERTING A FIXED TERM LEASE TO A MONTH TO MONTH RENTAL AGREEMENT (AFTER THE LANDLORD HAS OFFERED THAT TO A TENANT AND THE TENANT DOES NOT ACCEPT) IS NOT AT ALL FAIR TO THE LANDLORD. WHY DENY A LANDLORD THE FREEDOM OF CONTRACT WHERE HE HAS NOT DONE ANYTHING ADVERSE TO THE TENANT? (See page 2, line 21, paragraph (4) (a) of proposed HB 2004.)

This denies other tenants who want a long term lease the opportunity to find that opportunity. Our homes are clustered in the country and tenant turnover is very disruptive and costly.

I have several rentals that are dependent upon fixed term leases. The property is out of town and are impossible to rent during the winter months. No one wants to move during the winter. If a vacancy occurs during the winter it generally will not rent again until the spring. Therefore, month to month tenancies do not work.

I have used the no cause notices to ask tenants to move at the end of their fixed term lease who have: established State sanctioned marijuana growing facilities without my knowledge or consent, in violation of the lease and also violating Oregon laws concerning possession and operation rules for marijuana facilities,, had pets that were consistently noisy and exhibited aggressive behavior towards other tenants, consistently violated the guest rule (moving in 4

additional occupants) and tenants who were disruptive, noisy and did not maintain the premises were asked to move at the end of their fixed term leases.

What you do not understand is that to bring eviction for cause against a tenant is a very expensive and time consuming process, which as a landlord with just a few rentals cannot be afforded. This drives up the cost of rent unnecessarily for those tenants who comply with the rules and want to keep their rents as low as possible.

Your proposal to pay the tenant 3 times monthly rental plus the security deposit is punitive and should be regarded as an “unconstitutional taking”

Over the past years very restrictive laws have been passed by the state of Oregon which are very harsh towards landlords. These laws naturally reduced the number of people willing to rent their houses and made the rental housing situation worse. The state legislature and executive branch’s blame us landlords for housing shortages while at the same time making it harder, more restrictive and more expensive to be in the rental business. You are making the rental market a quagmire of legal pitfalls for landlords.

Thank you in advance for supporting our landlord concerns.

Very truly yours,

William Price

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