

**From:** Annie Hansen  
**To:** [SHS Exhibits](#)  
**Subject:** House bill 2004-A  
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I own several rental properties and take pride in providing a well-maintained home for my tenants and I oppose House Bill 2004-A.

Keeping long-term good tenants is something landlords strive to do. However, good or bad, there are times when we need to part ways with a tenant for reasons that may not fall inside 'for cause'. Whether the tenant proves to be a bad fit for the property or the property owner wants or needs to do something different with the property (sell, rent to family, etc), they should be able to do so without being penalized.

Several years ago, I purchased a property that had a tenant already living in it. There was no written rental agreement, no security deposit - she was simply a friend of the previous owner - and was paying several hundred dollars below market rent. My intension for the property when I bought it was to 'flip' it. However, she was a single mother of two very young kids and it was nearly Christmas. I offered to let her stay (upon approval of her application) at the same low rent for 6 months. She is still living in the property today because she has proved to be a good tenant. However, now should I choose to flip this property, under House Bill 2004-A, I would be forced to pay to relocate her family. So, in the future, should House bill 2004-A pass, I may not be able to make such concessions and a single mother may end up looking for a place to live in the middle of winter.

House Bill 2004-A is unfair to property owners. Additionally, should House bill 2004-A pass, landlords may adopt stricter screening guidelines, apply higher rents and/or security deposits and be compelled to eliminate long term leases, whereby hurting all tenants.

Not everyone can afford to purchase their own house so penalizing landlords who are willing to take the risks associated with providing homes to renters simply makes no sense.

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,

Annie Hansen

2211 Sandy Drive

Eugene OR 97401

Alhansen389@aol.com