

From: Shannon Motter
To: [SHS Exhibits](#)
Subject: House Bill 2004 A
Date: Tuesday, May 23, 2017 4:08:14 PM

Dear Chairperson Geiser, Vice-Chairperson Olsen and all the Esteemed Senators of the SHS Committee:

I'm writing to you today, ahead of the workday you've scheduled for March 31, 2017 for HB 2004 A. I know you are all quite busy but if I might take a moment to share my thoughts.

I am a property manager who represents the small investors. The largest project I represent is a five-plex; most of my homes are single family. I always say that I serve three masters; the LAW that is before all else, the client (owner), and the customer (tenant). My job is to keep all balanced and happy while serving the main master, the law. Sounds fun, right? Actually, I take this quite seriously.

I feel like a protector. A protector of the rights of both my owners and tenants. Much testimony was made regarding the rights of both sides but I don't think we're addressing the actual hurt this bill could cause tenants. The only time I use a no cause notice of termination (not eviction, that's completely different) is at the end of the term of the rental agreement. I use this when I could actually give a for cause notice of termination, complete with facts and proof, when I just want the tenant to be able to move on peacefully. A for cause notice of termination goes on a tenant's record. Unless I have something in writing to show whatever caused the for cause notice to happen this is an instant red flag to any person looking into a tenant's credit or rental record. This could be potentially devastating. I'm not sure you are able to receive aid or not with a poor rental record. I would hate to have to do this to a tenant. The exceptions in the Bill actually excuses the very people who are taking advantage of tenants.

There are several reasons we have such a difficult situation but if I have to narrow it to two reasons it would be the supply of homes is simply not enough and there is no self-regulation for property managers as there is for Realtors. I was on the Standards of Practice and Code of Ethics committee with RMLS through PMAR and OAR. We heard and studies cases and complaints to see if they were viable complaints. A consumer goes through the Real Estate Agency but these were complaints from other practitioners. I feel that if we had something like this for Property Managers, perhaps a division of OAR? that we could begin self-discipline, creating an actual code of ethics and standards of practice. A consumer, whether a tenant or an owner looking for management, would know a property manager that is a member of this group is held to a standard of practice.

The other issue simply is supply. There are not enough homes to meet the needs of the people demanding them. Nothing in this Bill addresses the cause of the issue and until it is addressed, the problem will only get worse or change course.

There is much proof that rent control in any form is not something that works well for anyone and has never shown to be successful in all the research I've done. The no cause notice of termination is a kindness when I use it.

Let's consider getting to the root of the issue. Supply and lack of self-discipline or standard of practice.

Thank you all so much for your time. I really appreciate all the work before you. Please consider your vote and hopefully you have been guided by your hearts and your constituents to find a compromise in this somewhere. I've found, compromise is a valuable tool, one used to seldom in our day and age.

Shannon Motter, proud property manager and keeper of my people.

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