

From: Brian Kester
To: [SHS Exhibits](#)
Cc: [Rene Nelson](#); [Brian Tuski](#); [Amanda Tuski-Rubrecht](#); [Brian Cox](#)
Subject: HB 2004 - Unnecessary
Date: Monday, May 22, 2017 3:40:59 PM
Attachments: [image001.png](#)

Senators - No cause notices have been around for many decades and there has been little concern about their use up until recently. The cause of this concern is mainly due to the lack of housing in this state which in turn is due to an influx of people moving to Oregon. This is a cyclical issue that will correct itself in time as more housing is built. No cause notices are an important tool for landlords to maintain control over the properties. Passage of this bill will cause more vacancies around campus areas during the normal school year. It will be difficult to fill vacancies if students decide not to renew their lease and stay past their lease end date often leaving during the winter months when fewer people are moving and looking for rentals, especially students. Additionally, removing this tool will force most landlords to use for cause notices to remove bad tenants. This creates an adversarial relationship between the landlord and tenants. This will undoubtedly lead to more evictions and court actions. In some cases, tenants may become violent and/or threatening due to the use of a for cause notice. No cause notices typically cause much less friction between landlord and tenants. Tenants may not be happy receiving the notice, but there isn't a fight over the reason why they are to move. This almost always works out better for tenants and landlords than the confrontational for cause notice.

Please don't pass this bill because of a temporary housing issue. Vote NO.

Thank you,

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