

**From:** Maggie Reinhardt  
**To:** [SHS Exhibits](#)  
**Subject:** No Cause Eviction:HB 2004-A  
**Date:** Monday, May 22, 2017 2:39:55 PM

---

Citizen Legislators,

I have been a the resident manager of a 72 unit complex in Portland, OR since 2003. There have been several instance where I knew drug sales was going and sometimes reporting to the police is a lengthy process before they get enough to actually make the unit vacate. Most have been with gang affiliation and they young men are under 18 so no screening is required. When I talked to the parents they say " Oh you must be mistaken my child would not be involved in this kind of behavior". I have had notes and calls from neighboring tenants that complain about the traffic and so on. Since it is sometimes gangs involved the neighbors look to the management for things to be solved. The usual way would be to give a "NO CAUSE EVICTION". However if you take that away managers will have no way to get them out unless a drug bust actually takes place, then you have tenants vacating because management did not solve the problem. At present I would not want to pay to move or re-locate tenants.

I also do not agree with an owner being forced to take Companion Pets with no deposits. For 10 years we have had units with extensive damages the pet deposits and tenants deposits will not cover and they have no funds to pay for the damages. I can not see why an owner has to pay for. So the owner decided "no more pets" and now we have tenants just getting companion pet exemption's forcing the owner to accept with no deposits at all.

--

Maggie Reinhardt  
Resident Manager  
Parkview @ St. Johns Apartments  
5801 N Fessenden St.  
Portland OR 97203  
Office 503-289-9124  
Fax 503-289-7870