

Dear Senators:

I am opposed to HB-2004A. Both the Rent Control and the No Cause Eviction provisions in the bill.

I've only used the No Cause eviction process once in my life. I inherited the tenants in my #2 duplex when I bought it five years ago. Several months after purchasing the duplex one of the tenants asked if he and his wife could have his sister and her two kids come live in the duplex. I advised that this was unwise given that there would be three adults and two kids living in a 2-bedroom 1-bath duplex, making for a very crowded and likely stressful situation. And I advised that it could be difficult to evict them if the situation deteriorated. Nevertheless, they wanted to proceed. I screened the sister, added them to the rental agreement, etc.

Well, several months after this I received a phone call asking me to evict the sister and the two children! That the situation had become unbearable, as I predicted. And the original tenants could not get the sister and her two children to leave. So it was up to me to do the eviction job....

I was unable to get the sister and her children to leave voluntarily, so I used the No Cause Eviction notice procedure.

Later, I found out that the woman was NOT the sister of the husband living in the duplex. Rather, she was an acquaintance that needed a place to live. The original tenants lied to me.

The No Cause Eviction notice is a reasonable management tool for unusual and difficult situations like the above. **Please vote NO on HB-2004A.**

Thank you.

Laurence H. Laitinen
32706 West Saginaw Rd
Cottage Grove, OR 97424

PO BOX 3487
Eugene, OR 97403-0487

LarryL@epud.net