

Rosenberg Corey

From: Teri Smallwood <mrstm.smallwood@gmail.com>
Sent: Thursday, May 04, 2017 12:49 PM
To: SHS Exhibits
Subject: HB 2004-A

To whom it may concern;

I am a landlord/ property owner/ small business person in Lane and Jackson county, please I urge you to oppose HB 2004-A.

In 30 years of being in this business I have only used a no-cause eviction in the case of other residents fearing retaliation or looking to move elsewhere due to another tenants behaviors and or actions that threaten their livability.

My experience is there are good people out there who are good tenants and respectful neighbors, their habitability should not be jeopardized by a landlords inability to evict with no cause.

We have tenants that have been with us over 20 years and I would loose my ability to protect them if they feared retaliation by reporting issues and if I serve a "with cause" and one situation is remedied than we start all over again, rinse and repeat, until our good residents loose patience and feel they are forced to move due to my inability to evict.

Please, this will not resolve the shortage of housing or homelessness.

Properties damaged take longer to get back on the market, directly affecting housing availability, allowing a full 90 days, or more, to cause damage to a property is not a winning solution for future tenants looking for immediate housing.

We do not serve a no cause for a single issue, to increase rent or to just make someone move, there are proper laws and channels in place to do so.

The no cause is a tool used infrequently but out of necessity. Never on a whim, or just because.

Thank you for your consideration and time.

Respectively,

Teresa Smallwood
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