

**From:**  
**To:** [Exhibits SHOUS](#)  
**Subject:** sb 608  
**Date:** Saturday, February 2, 2019 12:34:43 PM

---

To Whom this may concern:

I am small time, local landlord with a few rental properties that I have bought over the years. I currently have 6 units total.

While I sympathized with the housing plight that i see happening over the last 3 to 4 years, I feel and agree with parts of this bill and support them.

I feel like I have always been a responsible landlord, and I don't specifically price gouged long term residents that have been paying rent on time and taking care of the property.

In general, when i raise rents, its typically around 5% a year just to keep up with inflation. So this aspect of the bill will not affect me much from what I am currently doing.

However, to make a long story short:

I have always tried to help people out by trying to work with people that have spotty credit, rental, and criminal backgrounds. I always give people the benefit of the doubt, and give people second chances where I can. So I will rent to people with less than desirable backgrounds.

I have always done this because I felt, like if it did not work out , there are tools I could use to remove tenants that become problematic over time.

Even though I understand that for cause evictions laws will not be changed, like non payment of rent. That is good. But i feel its a lot cleaner to evict problematic tenants via 60 day no cause eviction notice. Out of the 15 years I have owned properties, and the many, many tenants rented to, I have only had to use two of these. I had to evict them because they were becoming just really abusive towards their language and attitude towards me , as well other tenants. They would frequently flaunt the rules about over night guests stays, parking, and loud music, etc.

Police had to be called on several occasions. And it just gotten to a point over a long period of time where I felt my patience had run out and they needed to go.

My point is if I had to go through the for cause eviction process, it would not have been as straightforward, involve the court process, and incur additional expenses on both myself and the tenant. Meanwhile, this would cause much more stress not only for me, but with the neighboring tenant because of the length of the process.

Please do not take away these tools that were put in there in the first place for these types of situations. They are still very much relevant today as they were back then when these no cause eviction laws were put in place.

Its not right to blanket remove them because the bill wants to remove the ability of speculators to buy , renovate, and flip rental properties.

I don't have the solution to how we can fix this problem with people being displaced and gentrified out of their homes. BUT I TRULY BELIEVE this is not the solution to it. Further more, I believe its better to leave it to each local jurisdiction to decide what is right for them.

Its really not one size fits all because Oregon is such a large state geographically, as well as diverse state.

Please reconsider the removal of the no cause eviction laws currently being debated.

sincerely,

Mike T.