

From:
To: [Exhibits SHOUS](#)
Subject: Don't get rid of no-cause notices
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I am a small rental provider with a 9-plex. We need to retain the ability to issue no-cause notices as they are a crucial tool.

No-cause notices allow rental providers to get problem, vindictive tenants to move, who have been harming the quality of life of other residents without forcing us to specifically state the reason. Rental providers may also be suffering and should not be excluded from consideration. No-cause notices are significant because, for difficult personality types, actually seeing a reason in writing just makes them even more abusive and provides them with something specific to punish someone over, someone who could be their victimized neighbor. They already know what they're doing wrong, we just need to get them out in the least inflammatory way possible.

Setting aside how a small landlord might benefit from using a no-cause notice, look at it from an individual's perspective. I was asked for advice from someone who, to make some extra income, had allowed her loser relative to move into her home with a verbal rental agreement that he'd pay rent, but he never did. Then, he became verbally abusive, destructive and unsettling to be around. To get him out, the victim knew that a for-cause notice, where she would have to put a reason down in writing, would just set him off worse when he reads it and will put her sanity and her belongings in more danger. After he punishes her, maybe by stealing something she can't prove he stole or by breaking something else of hers, he could proceed to fight whatever the specific thing she wrote, cause a court battle, leaving her with more worry of trying to prove it, costing her more money and add extra months of her having to live through it.

Anyone who has successfully dealt with a difficult person knows you're better off not actually writing out what they are wrong about!

A No-cause notice would allow her to get him out of her property as cleanly as possible. He might still punish her for kicking him out but she can more safely cut her losses since he can't fight her in court when he's not provided with anything to fight.

Lots of people believe that no-cause evictions are mostly used just by rich landlords to kick out poor hardworking families with children in tears who have been taking excellent care of their home and the owner's property only to find themselves evicted by a heartless corporation who wants to remodel and triple the rent. But no-cause notices are needed for that gray area where there's a miserable situation to solve and you're trying to handle it in the most effective, least inflammatory way, before it devolves into a situation where the police have to get involved. This happens more often than you may be thinking.

Sandy O'Quinn
503-333-1858