

Submitter: Kathleen Ashley
On Behalf Of: Salem Rental Housing Association
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB2305

Greetings, I am in support of the third material violation rule to allow termination of tenancy. . I think this will benefit applicants that are higher risk tenants because landlords have the ability to let go of tenants that will not follow landlord tenant law. The elimination of no-cause notice of termination made it harder on landlords willing to take a chance on someone. It will benefit tenants at large complexes that are dealing with disruptive tenants if a landlord can resort to this means of stopping the unwanted issues. I have managed rentals for over 10 years now. We want are rentals rented and responsible tenants. We need to ability to let go of individuals that are not meeting the obligations they signed up for. Thank you for your time. Kathleen Ashley, Making Homes Happen Inc. Salem RHA president