

Thank you for your time.

I believe legislators, landlords, tenants, and neighbors should ALL oppose HB 2372.

I believe there will be many unintended negative consequences for everyone in Oregon if HB 2372 is passed.

Today I will just mention the 3 main reasons I feel that HB 2372 will negatively impact tenants, while also negatively impacting landlords, neighbors, and the State of Oregon.

1) LESS HOUSING FOR TENANTS - We already have a housing crisis in Oregon. Many Landlords have sold and many more are considering selling to escape the onerous legislation already on the books in Oregon. I do not think there is any doubt that the Passage of HB 2372 will cause more small Oregon landlords to sell (especially when you combine it with several other proposed House Bills), creating an even larger housing crisis. Less Housing equals less homes for tenants.

2) LANDLORDS LESS LIKELY TO TAKE A CHANCE ON TENANTS AND MAKE EXCEPTIONS TO SCREENING CRITERIA

CRITERIA - Many Landlords still give tenants opportunities, even when the applicant does not fully meet the screening criteria. (i.e. no rental history, not being on the job very long, credit issues etc.) If landlords lose the ability to give a no cause notice, and peacefully ask a tenant to move in the first year when things are not working out between the parties, Landlords are likely to stop taking chances on tenants that do not fully meet the screening criteria. Less Chances equals less housing opportunities for the most vulnerable tenants.

3) MORE TENANTS WILL END UP WITH EVICTIONS ON THEIR PERMANENT RECORD - First, most owners, landlords, and property managers DO NOT want to ask tenants to move. However, there are times when it is best for all parties, including the neighbors to ask a tenant to move. Rather than allow a landlord to give a No Cause notice in the 1st year, and part ways amicably (no court appearance), HB 2372 will force landlords to give tenants notices that will cause many more Eviction court appearances. This will be a Strain on the State of Oregon Court System and no doubt many more tenants will ultimately end up with Permanent evictions on their records. Evictions will create problems for tenants when they try to re-rent.

HB 2372 will create a vicious cycle of Less Housing for tenants, Less Chances for tenants on the edge and more permanent Evictions on tenant records.

HB 2372 is a LOSE-LOSE-LOSE for Tenants, Landlords, Neighbors, and the State of Oregon.

Please Vote NO on HB 2372.

Thank You