



MULTIFAMILY NW

The Association Promoting Quality Rental Housing

Oregon State Legislature
900 Court Street
Salem, Oregon 97301

February 25, 2021

RE: HB2372 and HB2372-1 is Unnecessary and a Disincentive to Provide Rental Housing

Dear Chair Fahey, Vice-Chair Campos, Vice-Chair Morgan and Members of the Housing Committee;

Multifamily NW's members collectively own or manage a quarter of a million units of housing in the state of Oregon. Our members include seniors who have one or two rental units as part of their retirement plan and much larger housing providers.

Our association is not in favor of HB 2372 and we ask that you do not support this bill.

Oregon law currently allows landlords to terminate tenancies without cause under only limited circumstances. During the first year of occupancy under a month-to-month rental agreement, the housing provider may give the renter a 30-day notice to terminate their rental agreement.

Perhaps the most important use of a no cause notice is to remove a renter that poses a physical threat to neighbors in a manner that does not escalate a conflict or draw in others who may be harmed as part of the alternative for-cause eviction process.

No cause evictions are used to provide relief to neighbors from domestic violence, stalking, and criminal operations such as drug dealing.

Housing providers utilize the no-cause notice to protect other vulnerable parties that could otherwise be subject to bullying or targeted for violence, specifically those who have provided complaints against a fellow renter.

Elderly neighbors, children, folks who are not lawfully in the country, and disabled tenants could be put in harms whey when they are forced to testify in court about how they were harmed as the landlord pursues a for cause notice. The no-cause notice eliminates this requirement for vulnerable residents to expose themselves, reduces tenant-to-tenant conflict and mitigates real threats of retaliation.

Neighbors who are menaced or impacted by these situations must be very brave to come forward to submit complaints to the property manager, especially if they get a subpoena to testify at trial. It is important to remember that someone who is served a for-cause eviction is not going to jail if he/she loses. They are likely going home until they are locked out of the housing unit which could take weeks. During this period, there is plenty of time for additional conflict

EXECUTIVE DIRECTOR
Deborah Imse
deborah@multifamilynw.org

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to occur between the renter and their neighbors.

For the renters who testified against their neighbors, going home after a trial with the neighbor you just testified against going home and parking right next to you is a terrifying experience that comes with extreme levels of anxiety.

If this committee wishes to remove this tool for protecting neighbors, they should understand the usefulness of no-cause evictions to protect renters from violence and terror when potentially volatile situations arise.

The committee should also feel obligated to provide an adequate substitute remedy for these situations that will provide the same level of effectiveness and protections to the vulnerable parties involved.

Sincerely,

Deborah Imse
Executive Director
Multifamily NW

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