

This is what I have rewritten based on Zoraya's amendment and language, and input from others:

1st paragraph

- The underlined sentence in the first paragraph I am fine with; may be too broad for legislature.

2nd paragraph

- (d) Added tenant refusal of lease renewal as a just cause; was in a previous edit
 - Added "in good faith"

3rd paragraph

- Rewritten some – may exclude lease expiration as a "just cause"
 - Personal disagreement dropped
- Kept in exemption for owner or family "certifying" they are moving in ("not desire to")
 - ZH felt this could be handled in the removal of a unit from the rental market clause
- Added in reasonable probationary period for initial occupancy, was in a previous edit
 - Originally had one year like CA and Oregon

4th paragraph

- Ok with language change on unreasonable rent increase
 - Changed from more detail of what would be included

5th paragraph

- Added definition of excluded rental agreements. Covers what had been discussed previously.