

Member legislators:

My name is Don Moeller. I am a 75 year-old stroke-surviving resident of a senior independent living residential facility in Salem, Oregon.

I am here at the invitation of rep. Alissa Keny-Guyer as a result of correspondence that I have sent to her concerning the need for rent rate control -- especially regarding landlords' charging residential rent renewal rates which exceed their tenants' previously disclosed limited retirement benefits. Such excessive renewal rates are having a traumatic impact on my fellow senior-aged and disabled tenants.

My fellow tenants and I generally have no personal means of transport to meet our dietary, pharmaceutical, medical and dental needs. With those needs in mind my fellow tenants and I have opted to live out our lives at a residential facility which we could afford and which would provide us with bus transport to meet our everyday needs -- however, without any mention by our landlord that Oregon lacked any laws which prevented them from charging successive, annual rent renewal increases exceeding a tenant's previously disclosed limited ability to pay, thereby possibly causing homelessness.

Without further action by this legislature, landlords will be empowered to effect "without cause" the termination of an agreed upon tenancy that expressly was to have provided bus transport to senior and disabled tenants for their needed resources and services.

Attempting to be fair, reasonable or just, you legislators have been unable to agree upon draft solutions using subjective "fair, reasonable or just" termed rent increase limits -- solutions lacking a clear, objective standard which only promotes litigation concerning the application of such subjective terms.

I agree with those sages who have declared that a person who identifies a problem without having a solution is simply making the problem worse. With that thought in mind, my fellow tenants and I have drafted, and 105 tenants have approved, a clear and objective solution (see provided Petition) that would prohibit any landlord from increasing rent renewal rates by an amount which exceeds (in dollars) a tenant's realized benefit increase.

Any tenancy(ies), with a non-violating (good standing) senior or disabled tenant, not so renewed by a landlord should be deemed renewed automatically for a like duration at such tenant's then current benefit amount.

Such a clear, objective solution to the excessive rent renewal rate increase problem would not affect commercial tenancies nor limit the initial rate that could be charged to new residential tenants as landlords attempt to keep up with market prices.

In other words, annual rent renewal rate increases of 6 to 7%, or much more, against any good-standing tenant having little or 0% benefit increase would be prohibited and financially strapped senior or disabled tenants would no longer face the prospect of homelessness caused by unaffordable rent renewal increases.

Appreciatively,

Don Moeller

PETITION TO PROHIBIT RESIDENTIAL MONTHLY RENT INCREASES
EXCEEDING PRESENT SENIOR OR DISABLED TENANT BENEFITS

WE (being senior-age Oregon registered voters) HEREBY APPROVE the below proposal to amend the Oregon Residential Landlord Tenant Act (ORS, chapter 90) as follows:

Prohibit any landlord's residential monthly rent increase that exceeds (in dollars) the monthly benefits of its present senior (age 55+) or disabled tenant(s).

Printed Name	Age	City of Residence	Prior Military Branch
<u>Don Moeller</u>	<u>75</u>	<u>Salem</u>	<u>None</u>
<u>MAYNARD L. GILMORE</u>	<u>91</u>	<u>SALEM</u>	<u>RETIRED WW2</u>
<u>COLLEEN M. VOISS</u>	<u>87</u>	<u>SALEM</u>	<u>RETIRED</u>
<u>Betty Funk</u>	<u>78</u>	<u>Salem</u>	<u>Retired</u>
<u>Ivalyn Simmons</u>	<u>65 +</u>	<u>SALEM</u>	<u>None</u>
	<u>SEV</u>		
Printed Name	Age	City of Residence	Prior Military Branch
<u>JACK L. GRAVES</u>	<u>BARIBACDI, OR</u>		<u>NONE</u>
<u>Everett Pugh</u>	<u>84</u>	<u>Salem</u>	<u>NONE</u>
<u>Del Funk</u>	<u>79</u>	<u>SALEM</u>	<u>ARMY</u>
<u>TED PAUL</u>	<u>86</u>	<u>SALEM</u>	<u>ARMY</u>
<u>DUANE TAYLOR</u>	<u>86</u>	<u>SALEM</u>	<u>AIR FORCE</u>
Printed Name	Age	City of Residence	Prior Military Branch
<u>ANN TAYLOR</u>	<u>86</u>	<u>SALEM</u>	<u>NONE</u>
<u>BEVERLY PAUL</u>	<u>82</u>	<u>SALEM</u>	<u>NONE</u>

PETITION TO PROHIBIT RESIDENTIAL MONTHLY RENT INCREASES

<u>DANIEL L. PROCTOR</u>	<u>64</u>	<u>SALEM</u>	<u>USMC (RET)</u>
<u>LYNDA BEACH</u>	<u>67</u>	<u>SALEM</u>	<u>NONE</u>
<u>Jill Ostberg</u>	<u>52</u>	<u>Salem</u>	<u>none</u>
Printed Name	Age	City of Residence	Prior Military Branch

<u>MARIE ARNOLD</u>	<u>94</u>	<u>Salem</u>	<u>NONE</u>
<u>ANNA WIDDERB</u>	<u>92</u>	<u>SALEM</u>	<u>WAVES</u>
<u>MAESY BARBER</u>	<u>98</u>	<u>SALEM</u>	<u>NONE</u>
<u>ONA HUMPHREY</u>	<u>88</u>	<u>SALEM</u>	<u>NONE</u>
<u>MERLE BRANDSRUD</u>	<u>90</u>	<u>SALEM</u>	<u>ARMY</u>
Printed Name	Age	City of Residence	Prior Military Branch

<u>Darrell Mason</u>	<u>87</u>	<u>Salem</u>	<u>Army - Retired</u>
<u>Jim W</u>			
<u>Jim Wilson</u>	<u>73</u>	<u>SALEM</u>	<u>ARMY</u>
<u>Sally Fullhart</u>	<u>77</u>	<u>Salem</u>	<u>non</u>
<u>Mel Hurley</u>	<u>73</u>	<u>Salem</u>	<u>none</u>
Printed Name	Age	City of Residence	Prior Military Branch

<u>Robert W Hicks</u>	<u>74</u>	<u>Salem</u>	<u>N/A</u>
<u>Elizabeth (Liz) Mikal</u>	<u>64</u>	<u>Salem</u>	<u>N/A</u>
<u>JOSAPHINE JAKOB</u>	<u>75</u>	<u>SALEM</u>	<u>N/A</u>
<u>Jo NALP HUBBARD</u>	<u>86</u>	<u>SALEM</u>	<u>NAVY</u>
<u>Joanne Brown</u>	<u>81</u>	<u>Salem</u>	<u>None</u>
Printed Name	Age	City of Residence	Prior Military Branch

PETITION TO PROHIBIT RESIDENTIAL MONTHLY RENT INCREASES

Printed Name	Age	City of Residence	Prior Military Branch
<u>SANDRA ROOP</u>	<u>80</u>	<u>SALEM, OR</u>	<u>NONE</u>
<u>MYRON W. BRIDGEMAN</u>	<u>68</u>	<u>SALEM, OR</u>	<u>US NAVY OR NAT GUARD</u>
<u>ANNA LIST ROE</u>	<u>95</u>	<u>SALEM, OR</u>	<u>NONE</u>
<u>Joanne Ziebarth</u>	<u>79</u>	<u>Salem, OR</u>	<u>None</u>
<u>ANWELL FERQUEEN</u>	<u>85</u>	<u>SALEM, OR</u>	<u>NONE</u>

Printed Name	Age	City of Residence	Prior Military Branch
<u>Marjorie Hassler</u>	<u>85</u>	<u>Salem</u>	<u>none</u>
<u>Kenneth R. Hunter</u>	<u>92</u>	<u>Salem</u>	<u>Army</u>
<u>Joan G. Moore</u>	<u>80</u>	<u>Salem</u>	<u></u>
<u>OSCAR KRISSEL</u>	<u>89</u>	<u>SALEM</u>	<u>NAVY</u>
<u>SHARON WILSON</u>	<u>80</u>	<u>SALEM</u>	<u>NONE</u>

Printed Name	Age	City of Residence	Prior Military Branch
<u>LOIS SLOVE</u>	<u>89</u>	<u>SALEM</u>	<u>NONE</u>
<u>DAVE SLOVER</u>	<u>98</u>	<u>SALEM</u>	<u>NONE</u>
<u>Dorothy Burke</u>	<u>80</u>	<u>Salem</u>	<u>NONE</u>
<u>Rich Lockwood</u>	<u>60</u>	<u>Salem</u>	<u>NAVY</u>
<u>LEON C. TOM</u>	<u>98</u>	<u>SALEM, O.</u>	<u>NONE</u>

Printed Name	Age	City of Residence	Prior Military Branch
<u>RON JENNINGS</u>	<u>83</u>	<u>SALEM</u>	<u>MARINE CORPS</u>
<u>BONNY L. ROGERS</u>	<u>80</u>	<u>SALEM</u>	<u>NONE</u>

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PETITION TO PROHIBIT RESIDENTIAL MONTHLY RENT INCREASES

Joshua Graves 44 Salem NONE

REN Peom 59 Salem NONE

KEVIN RAINZ 55 SALEM NONE

Printed Name Age City of Residence Prior Military Branch

V. Ruth Bullock 86 Salem NONE

MICHAEL Long 73 SALEM NONE

Winnie Davidson 85 SALEM None

(Betty Lundquist) 72 SALEM none

Tara Van Vorman 39 Salem none

Printed Name Age City of Residence Prior Military Branch

Joan M. Ferrazzano 80 Salem None

Pat Diede 77 Salem none

K. Dorene Wieber 77 Salem none

WILLIAM A. MOHLER 71 SALEM U.S. ARMY

BETTY D MOHLER 72 SALEM NONE

Printed Name Age City of Residence Prior Military Branch

Margaret C Hales 90 Salem none

Roger A. Simpson 76 Salem USAF

Sheilah M. Callaghan 77 Salem —

Judith K Flahive 62 Salem n/a

JAMES K KENNEY 77 SALEM N/A

PETITION TO PROHIBIT RESIDENTIAL MONTHLY RENT INCREASES

Printed Name	Age	City of Residence	Prior Military Branch
Sherry Kenney	76	Salem	—
NEIL SONWELL	51	PORTLAND	N/A
CAT WIDDERS	61	Independence	Army
DARLENE McULLOUGH	81	Salem	M/A
Matthew Padur	61	Salem	Navy

Printed Name	Age	City of Residence	Prior Military Branch
CAROL LEWIS	64	SALEM	— None
GLORIA WATKINS	50	(Salem) Portland	NOV
ANNA KELLEY	83	Salem	No
Sally Berg		Salem	None
CLARA BARRETT	86	SALEM	NONE

Printed Name	Age	City of Residence	Prior Military Branch
CHARLES LEJEANER	89	Salem	US Army Air Corp
Susan Dahl	60	Salem	—
Mabel L. Walberg	93	Salem	—
Eleanor A. HART	89	Salem	—
Darlene Wieber	77	Salem	none

Printed Name	Age	City of Residence	Prior Military Branch
Dennis Mayer	70	SALEM	ARMY
Kathryn SELNES	78	Salem	None

PETITION TO PROHIBIT RESIDENTIAL MONTHLY RENT INCREASES

COLLEEN T MANNING 88 Salem, OR None

LINDA K MITCHELL 72 SALTEM OR NONE

LAVIERNA MASON 94 SALEM, OR NONE

Printed Name Age City of Residence Prior Military Branch

Katharyn Goodstein 61 Salem NO

DOUG DAVISON 58 Aumsville NONE

Reno Santiago 25 salem None

SUZANNE DAVIS 75 SALEM NONE

Wilma Blackwood 87 SALEM NONE

Printed Name Age City of Residence Prior Military Branch

Stephen McHarness 69 Salem None

Robert Pearsall 87 salem None

Sharon Pearsall 77 Salem None

Loretta M Sinclair 78 Newberg None

NORMA CARPIO 61 Salem None

Printed Name Age City of Residence Prior Military Branch

Mary Michener 83 Salem None

PATRICIA HARRINGH 76 SALEM NONE

Jeannine Harwood 59 Portland None

MARlene Herbison 57 Salem -

Evelyn Riicks 70 Salem None