

To introduce myself I am 65 years old retired and rely on rental income and social security to live on . Last year we had lost income from a rental house in excess of \$12,000 from a tenant who refused to pay or cooperate with any of the rental assistance programs .She had people camping in the back yard , a bus loaded with people in the front yard (it was quite a circus) . It was infringing on the neighborhoods right to peaceful place to live . I was advised by legal staff there was nothing I could do except sell the house and the tenant would then have to leave .I was stuck so I went forward with the sale of the house . The tenant left (there were many repairs to make a garbage to haul away) and the sale went through.I am still required to pay all my property taxes and capital gains taxes owed to the state even though the state would not allow me to collect rent . This seems quite unfair . When the assistant for landlords was introduced I thought I would at least be able to collect 80% of my losses , unfortunately this was not true either since we no longer own the home and the tenant refused to fill out any of the forms I was told I was not eligible. I have a friend who was in the same situation and had to sell two homes in Redmond Oregon . People wonder why there is a lack of rental housing in the area and rents are so high . I tell them if your customers were not required to pay you how long could you stay in business? I feel this is very unfair to single out one industry (rental owners) and expect them to bare the burden of this awful crisis. This bill is creating a crisis of its own and is making a already tight rental market even tighter. Please do not continue down this path because it will have dire consequences (in the form of less rental units in the future) for the people you are trying to help . Not to mention the financial hardships on seniors who rely on this income to live on .