

As rental property owners in Southern Oregon, my husband and I have made a significant investment into our community. We bought new construction, in good neighborhoods because we wanted to provide homes that families would be proud to live in. As everybody knows, houses are expensive, they require maintenance, and property taxes are high. These are risks that home owners assume in providing a much needed source of housing, and to counter the risk, home owners expect the renter to adhere to an agreed upon contract and pay their rent. I understand that times are tough, and I agree that certain exceptions are warranted, but why must the home owner have no rights in who, and how many people, live in their investment property? It seems ridiculous to me that a renter would be able to sublet to an unlimited number of friends, family, and acquaintances without the owners consent. How will that adversely effect the integrity of the property and the neighborhood?

This bill is short-sighted and unfairly biased toward the renter. If these changes are implemented, I will be rethinking my investment into rental property as the risks outnumber the benefits. This will not be good for our community due to the high demand for rentals. Please think carefully before voting on this bill.