

I have been a landlady in Portland for over 35 years. I have less than 20 units. I have provided middle-income housing for...thousands of people in our city. I have loved what I do: I provide people's nests—the place they come to live. I see my job as a huge responsibility. I have a deep pride of ownership and my little buildings are kept up to the minute in perfect condition surrounded with lovely gardens. The well-being of my tenants is my number one concern. In order to maintain the safety of my tenants I must have very specific information to whom I am renting: I must know if they have a criminal records: God Forbid if I was responsible for renting to a dangerous person who did something horrible to one of my tenants. I have never evicted a tenant or had any legal issues with a tenant. As a responsible business woman, I need to know if a potential tenant can pay the very moderate rent. I rarely raise rents, but i have major expenses that i must meet in order to keep my buildings in top condition...and pay my taxes and mortgages.

In my younger days, I lived in rent-controlled buildings in New York City—and saw personally what happens to buildings that cannot be properly maintained. I would like to share the details, but they are simply too disgusting and scary.

It is a simple fact that if this bill is passed, I will not be able to maintain the integrity of my business. Please do not do that to me and my tenants.

Thank you for allowing me to tell you my story.

Respectfully,

Shoshana Petrushkin