

Submitter: Jenny John  
On Behalf Of: self  
Committee: Senate Committee On Housing and Development  
Measure: SB799

Good Morning;

Thank you for your time to read my testimony regarding house bill SB799.

I can not tell you how difficult it has been as a landlord over the past two years. The lack of income due to covid relief/state laws on tenancy's has been beyond extremely difficult. Not only on our tenants, but us as landlords. As property taxes have continued to increase in Oregon: the extra door tax fees, and costs for maintenance and repairs and other losses due to loss of income and the rise of inflation; it is difficult at best to continue to provide nice properties that we have always taken pride in maintaining and properties for our tenants to be proud of to a less than beneficial business to continue.

We realize that these are difficult times, but not only for the tenant. I would almost rather leave our property empty than to continue the costly expenses and difficulties of putting myself and tenants in a no win situation of owing rents and then the stresses we both must go through to do the collection. This bill offers no protection for the landowner or how often the tenant can do this to themselves and the landlord. It takes to long after the excused period to even try to collect while costs continue on the property.

This could again continue to put a burden on landlords to make mortgage payments, and repairs, and in some cases even being able to make their property tax payments on the rental. This adds stresses to the tenant as to what will happen to them and the stresses to what will happen for the landlord.

Protections have gone too far. Property taxes, State and Federal taxes, CAT tax, lack of jobs, increase in wages and benefits has put an undue strain on business and their employees. Housing is not an issue that has been created by high rents. The economy in Oregon is not held accountable at state levels which is putting burdens and excuses on landlords for a housing crises in Oregon.

My request is that this Bill not be passed.

I thank you for the opportunity to voice my concerns on an issue that is extremely damaging to our states Landlord community.