

Submitter: Jason Licato

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

My Name is Jason Licato with Northwoods Property Management in Medford. In short, this will ensure maximum possible rent increases for all tenants at every given opportunity. Tenants, to be sure, will be negatively impacted by this. It leaves no room for a landlord to think compassionately (or sanely) towards their tenant or the rent price in general, instead they FEAR (with good reason) what the government of Oregon will do next. ALL landlords WILL increase rents the maximum allowed, period. I will personally be recommending to the 1000 or so property owners we manage for that they increase rents as much as possible because it's likely the government will reduce rent increase ability even further. I will coach them to hedge their bets against future (negative landlord) legislation. The people putting forward this bill are undermining the people they say they represent by not understanding how business works. Landlord will either sell because there is no profit which will reduce the rental pool, or increase rent to match REAL WORLD inflation at every given chance! The third option is they keep rents high during vacancies leaving the people who need rentals unable to afford them. IT IS A LOSE, LOSE, LOSE for the tenant. No matter how hard the government tries (and tries the wrong way in my opinion) the consumer (tenant) will lose out. Punishing landlords, yes that is what they are doing, WILL PUNISH the tenant.

--Jason L