

Submitter: Michael Baker
On Behalf Of: Historic Odd Fellows Building Apartments
Committee: Senate Committee On Housing and Development
Measure: SB611

For over 12 years we have offered renters the most affordable, clean, and safe apartments in the North Bend-Coos Bay area. We rent month to month, but many of our tenants stay with us for years because of the value to price we offer. This proposed legislation will adversely impact our ability to continue to offer 'good' low-income renters a safe, clean, affordable space.

Low-income renters often pose many challenges to landlords that rent to this market segment. The most common challenge we face is finding low-income renters that stay within the bounds of the law and respect the bargain we offer. When we find a tenant that doesn't live by the rental agreement it disrupts the quality of the lives of our other tenants and inevitably cost us money.

The more burdens you pile on us such as paying for a tenant's relocation expenses and limiting our ability raise our rents to cover our rising costs, the more you reward the bad tenants and at the expense of the good tenants. I know your intentions are good but having worked in this market for over a decade, I can assure you that in the long run, this legislation will drive rents up—not down. It will also force good tenants to live with bad tenants that diminish their quality of life. By making it more expensive to get rid of a bad tenant, you force landlords to keep bad tenants. The sad fact you overlook is our good tenants are just as happy to be rid of most bad tenants as we are.

Michael Baker (owner)