

Submitter: Mary Shrauger

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I am a small landlord. I provide entry-level housing in Central Oregon. This legislation will drive me out of the rental business. I have gone for years, even a decade without raising rent on my tenants. But, since the first rent control bill was passed, and it's provision that I could not raise the rent more than the yearly maximum when a tenant moved out, it has forced me to continuously raise rent on my tenants. Because my business practice has almost always been to wait until a tenant moved out before raising the rent, my rentals have been far behind. Market rents. A great deal for the tenants. I have always been a landlord that kept the rent stable and at the same price as the tenant entered on for a minimum of five years after they started their tenancy. Sometimes much longer. I have one woman who has been a tenant with me for at least 15 years. I did not start raising her rent until the first rent control bill came into law. You are forcing small landlords like me to do things that they otherwise might not have done. This will be the ending of my owning rental properties and providing entry level, affordable homes, in fantastic condition to deserving tenants.