

Submitter: Cathy Lee

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I am a former landlord who owned only one property that was rented out for 4 years in Portland. Last year I decided to sell my rental property because of the new bills that have been introduced for Oregon and Portland. These bills have made it hostile to small mom-and-pop landlords and have made us sell because we don't have the funds like the commercial landlords.

I was a kind landlord who had a rental property below market value, shared in on yard duties, bought lunches, and didn't charge pet rent or fees to the tenants. I changed my home insurance provider so the tenant could have their two pitbulls in the premises. I did my best to be communicative and didn't once raise rent. During COVID when my tenants wife had been laid off, I put my home on forbearance to help with their expenses. During the next 6 months I didn't get much in way of rent and then I got a notice from the tenants that they were moving out because they bought a home. Instead of paying me rent they saved up for a home. They also lied to me on when the wife got her job back and never informed me when she did get rehired, as we agreed to, so I could take the home off forbearance and resume backpay and payments. These are the things the mom-and-pop landlords have to deal with in addition to all the new housing and rental rules.

Small landlords tend to be more understanding and kinder to tenants. I know several small landlords (less than 4 properties) quit and sell their properties in the last year due to these new housing rules. If you're going to create these rules you need to make exceptions for small time landlords (with less than 11 to 4 properties) since this has put many of us out-of-business or quit before we did. I didn't make any profit from renting because I had to fix the home and upkeep between renters, in fact I actually lost money. Due to all these anti-landlord policies, all Portland will be left with are commercial landlords who don't care about the people who live in our beautiful city.