

Submitter: Mary Palaniuk

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

SB 611 is a bill that will do more harm than good to landlords as well as tenants. As a landlord of 4 rental houses in Bend, inflation costs have multiplied the expense of maintenance for each of the rental homes we own. Two of them are older, low income properties, and the costs associated with maintaining them each month are sometimes more than the amount of monthly rent we receive. Having to pay triple the relocation fees in order to vacate a house of its renters will put us in the hole financially. We don't raise the rent at the end of each tenant's lease, but if this bill passes, we surely will have to in order to fund the extra costs. With a bill like this, new development or investment for improvements on existing properties will be disincentivized due to the inability to recover costs under rent control. My family and I will seriously look at selling the properties and getting out of the rental business entirely should SB 611 become law. Please vote NO on this bill!

Sincerely,

Mary Palaniuk

PS ... My family and I have been in the rental house business in Bend for 60+ years.