

Submitter: Hannah Moore

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I have been a Portland, Oregon housing provider since the end of 2021. I forcefully oppose this bill.

In 2022, the tenants renting my property in North Portland complained to me via email about things about the home that could not be changed. They would complain at least once a month but usually more, and it became clear that they knew there was nothing I could do in response to their complaints. The renters understood that as Portland tenants they had the power in the housing situation, and they wanted to use that power to their advantage the best they could. Hence, they were not going to stop complaining but had no intention of moving out on their own accord. I believe it was their intent to get me annoyed enough to evict them and pay them the \$4500 in relocation assistance. That is what I ended up doing. By increasing the relocation fees as this bill proposes, it would 'add fuel to the fire' for many Portland renters who want to abuse their power as renters. They will take advantage of their landlords in order to get the large relo payment. Additionally, capping the rent increase percentage is unfair to landlords. Landlords are paying their own rent/mortgage too and have to deal with the housing prices and inflation the same way tenants do, so there is no reason why there should be a rent increase cap when said increase amounts are warranted by today's market values/economy.