

Submitter: Judith Henshel

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I have been a landlord in Eugene Oregon for over 25 years. I am concerned about the over-regulation that this bill will create by putting undue burdens on families like me on the rare chance that I have to evict the tenant.

I have low rents and always try to work with my tenants. However, when I do need to get my property back for necessary renovations, or when my daughter needs a place to live, 3 months of rent for moving costs seems quite excessive.

I keep my rents low, and also keep my rent raises low, because it's hard for people to afford rent. However, that also leaves me less margin for things like paying 3 months of rent to get my property back. That really would be burdensome.

Please reconsider this bill and look at the challenges that such excessive rent regulations would create for small family owners like myself.

If people like me drop out of the market, you can be sure that there's plenty of corporate owners that would swoop in and be pushing for the highest possible rent and the highest possible rent increase, instead of someone like me who regulates it myself, and works with tenants when they are having a hard time, instead of throwing them out on the street right away. That is how I keep my tenants in my properties. Please don't punish me for that.

Thanks,

- Judith Henshel