

Submitter: Cynthia Simpson

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Hello,

This bill is unacceptable. This would force out what remains of mom and pop rentals. We have been compassionate land lords. We rarely raised our rates.

The state has basically taken over our rentals so now as our taxes increase, we are starting to take a loss every month

. Renters are very hard on rentals. We have had a house treated so badly that we had to sell it at a loss to a builder that had to tear it down. When we bought it, we fixed it up and it was a nice rental. It was abused, torn apart, friends moved in, the neighbors started complaining. We tried to evict them, but by the time they left, the house was ruined.

When you own a house and rent it to others, it is a leap of faith. You hope you have people that will take care of it.

It's probably about 50/50. Some people care and take care of the house and others feel entitled to do what they want. If this bill passes, there will be fewer and fewer people able to rent their houses. They will probably sell them to large companies that really don't care about the tenant. They will increase their rents.

This bill will destroy the income that elderly mom and pops depend on and it is also the income they use to put new roofs on, new paint, wiring, plumbing, furnaces, appliances, repair men, property management companies, taxes, fees. landscapers etc Please oppose this bill.

Thanks,

Cynthia Simpson