

Submitter: Guy Vernon

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I have been a landlord for over 30 years and at no time has it been a harder business to control cost than now. When I need to hire a plumber it's hard to find one under \$200 per hour Painters want \$75 per hour as well as a licensed handyman \$75 .Minor repairs can cost an entire months rent and a mayor repair like a roof can eat up entire years rent. Insurance, property taxes, and utilities have all increased at a rate which is higher than inflation. These are all market expenses which must be paid by the renter period . The landlord cannot absorb these cost and continue to stay in business.. Please allow the market to dictate rents, it worked for years and it will continue to work .