

Submitter: Terry and Jackie Quast

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

This proposed legislation further impacts the operation of our mom and pop rentals, increases the monetary hazards of operation and adds to the stress of our venture. We continue to be impacted by laws that further tilt the table in favor of tenants and increase the difficulty in our ability to manage our investment.

We recently had to replace a roof on our rental, for a total of \$17,000. Insurance increases and property taxes continue to rise. Our ability to cover our expenses becomes more tenuous because of the over reach of the state. We have to be so careful of our notices, for fear of issuing a defective notice which can result in unreasonable monetary award.

The state continues to bend us over backwards to facilitate the tenants, hold threats against us and put our financial well being into jeopardy. When is the state going to look out for our well being? If the state is serious about providing stable rentals for tenants, get into the business, build units, and provide all the maintenance and repairs at their expense. Stop impacting my ability to provide stable rentals without your fingers in our pockets.

It's reached a point where we are turning units over to a rental management company, resulting in higher rents and another layer of management.

We're also considering getting out of the residential rental business altogether, and investing in commercial rentals, eliminating a large measure of frustration. This would bring some relief to us, but further reduce the rental housing stock.