

I am a 61 year old female born and raised in the South who migrated to Oregon over 15 years ago. I have identified as a Democrat from the time I was a very young woman, not knowing much about the party differences other than Democrats seems to care more about human rights. This was important to me because my older brother, who I love wholeheartedly, confided in me that he was gay when we were both teenagers. I saw the struggles that he and his friends went through in the 70's and even the 80's.

All of my life I have voted every election as a Democrat. I am pro choice, believe in equality for all, think we need more gun control laws including a gun registry and safety classes, a more equitable taxation system where wealthy people are paying their fair share and a judicial system that works for all no matter what your bank account statement says or who you were born into this world as.

I have been a landlord for 8 years, a job I have taken much joy and even pride in because I genuinely care about the people who live in our properties. All of that pride I felt changed in 2019. I don't need to tell you what happened here in Oregon. Suddenly I felt like a bad person because I was a landlord.

I look forward to other ways of supporting myself than running the very small property provider business I do as a landlord with my husband (12 doors total) in the near future. I will join the long list of many Oregonians who have sold their SFH or multi unit rental properties after the laws changed a few years ago when things became very imbalanced, hard to understand or follow, even for attorneys.

The laws are fraught with huge financial ramifications for technicality or honest mistakes which I am guessing most of you have no idea of or what these fines equate to? Small landlords like myself are clearly not valued here in Oregon. I tell my residents all the time, " I need you as much as you need me." I need honest people who take care of their homes and follow their agreements as much as they need me to make sure their homes are maintained and clean and I, too, follow my agreements as a property provider. This is a two way relationship that only works when both parties trust each other and do right by each other.

Please reconsider the increase in the relocation fees in SB611. It already feels out of balance between landlords and tenants rights in Oregon and this will only add to that imbalance by making landlords responsible for 3 times the amount of rent to have someone move when a tenant can give 30 days or less to break a fixed lease or month to month agreement and pay 1.5 the amount of rent. Why are these amounts and required days not the same between both parties? No one ever wants to get rid of a great tenant, that I know to be true. If someone is asked to leave there are usually very good reasons for this and one that a landlord does not take without a lot of consideration.

The rent increase with a cap of 8% does not seem outrageous to me, especially if landlords keep rents at market to begin with. Truth is that small landlords like myself are notorious for not increasing rents yearly but after 8 years of doing this, that will charge for my husband and

myself moving forward. As an example, we gave a resident who was a single mom a total of \$10 increase in the course of 4 years when they lived in an apartment we managed, but that will no longer happen moving forward. I will encourage other small landlords to do the same. It just makes sense to do so starting this year and annually thereafter now that there are more laws put into place that control how much rent can be increased, despite as you know, increases yearly on property taxes, property insurance, city and county taxes and water to name just a few. In the past our choice was to increase only when a tenant left and before a new person moved in, but we will be changing this moving forward increasing everyone annually. You leave us no choice.

Also please consider letting both landlords and tenants use electronic forms of correspondence for both actual and written notices. The government needs to reconsider how we all live and operate in this modern world. First class mail is required for written and actual notices depending on your agreements, but honestly that is like still writing a check at the grocery store! Old and young know that we live in an electronic world and email is widely acceptable as the norm of correspondence. I don't know an old person who doesn't own a phone or use social media. Email is also trackable, unlike the US postal system considering it is against the law to mail notices that require a signature as a landlord.

While I do hope that these laws are meant as an attempt to do more good than harm, putting a bandaid on issues is not the best long term solution. Looking at the bigger picture and considering the ramifications of laws needs to be considered. Look at NYC. I know a person who lives in a rent controlled apartment in one of the most sought after neighborhoods who will never move because it is rent controlled and right in Manhattan, even though they could afford to buy an apartment in Queens. Shouldn't that apartment be available to a social worker or teacher instead of someone who makes over \$300,000 a year? YES! But that is what rent control does.

Thanks for your consideration,

T. Herman