

Re: Oregon SB 611

March 22, 2023

To: Senate Committee on Housing and Development

For nearly 30 years we have owned residential rental units in Bend as a part of our retirement plan. At first we owned a triplex, then exchanged into two duplexes. Then we inherited rental property from a parent who owned that rental in order to pay for his long-term care at end of life. We are a small mom and pop rental provider, with over four units now.

The proposed SB611 will be even more devastating to small time landlords like us than your previously passed legislation.

We know that you have implemented rental control already. That has encouraged us to raise our rates more than we normally would, in fear that we won't be able to raise them in the future. We still have our rental rates at below market because we value our good tenants and don't want to raise their rents as much as the current law allows. This will change if your proposed bill passes.

Inflation has increased our operating expenses. Everything, including every visit from a repairman, maintenance, utilities, etc have gone up in price. We encourage you to leave the current rent control figure in place.

As far as increasing the amount an owner would need to pay a tenant to vacate their premises after one year of tenancy given any of the four requirements, we don't think even one month is appropriate, let alone the three months you are proposing. Here is our example of what actually happened:

We had a tenant who parked his car in the driveway with the garage door open the day after he had surgery and was still on pain medication. He told us he left his keys in the car and went into the housing unit for just a minute, when some neighbor kids got in the car, started it up, and ran forward into the interior wall between the garage and the kitchen. When he heard the crash and he ran out,

the kids were gone and the car was stuck in the wall. He backed it out and notified us of the damage.

Not only were the walls to the kitchen and utility room destroyed, but the cabinets in the kitchen were moved inches, as well as the drywall and soffits. The counter tops and flooring were also destroyed.

We contacted his insurance company and they stated they would not cover it because it was due to the neighborhood kids. We contacted our insurance company, they covered it, then went after his insurance company and collected from them. We insisted that the tenant file a police report. That police report did not include the rendition of the story our tenant told us. He was on pain meds and drove into the wall himself.

This was before the current eviction laws were in place. We evicted them, asking them to leave because the place was uninhabitable, and they did so peacefully. It took months for the place to be restored. These tenants had no other violations on record, but weren't very good neighbors or tenants. Had this occurred more recently, we would have had to pay them one month's rent. We feel that would be an injustice since they caused the problem. And to think we would need to pay them three months' rent is inexcusable.

We will be re-thinking this rental real estate venture if this proposed bill is passed into legislation. We know a number of other residential rental owners who have already sold their properties and retreated from their investments in rental real estate.

We urge you to vote NO on SB611!!!!