

I strongly oppose Senate Bill 611 because it penalizes owners who are providing rental housing in the State of Oregon--the very people who are trying to help the dirth of housing in the State.

If one analyzes the lack of housing available in OR, it is clear there are two main problems: lack of safe housing for the homeless and lack of OR State and cities providing enough low income housing. Individual rental housing owners are unable to provide either as costs continue to rise for existing owners: property taxes increase each year, costs of materials have skyrocketed, there are shortages of materials like appliances re the pandemic, and most of the best of my contractors retired because most individual new clients were very rude and demanding. As an example, for awhile in the pandemic, one could not get a new refrigerator delivered for two weeks. I had a family with young children whose refrigerator went out. They couldn't be without a refrigerator for two weeks so two of my tenants went and got the refrigerator which I ordered immediately.

For example, I bought my beautiful two story colonial style home when it was a wreck and a vacant foreclosure during the recession of early 1980's. I've spent a lot of time and money restoring it plus the rentals I have acquired for no money down. I now have a young homeless woman sleeping outside at my house in the nice southeast area of Eugene.. The first night she slept here, it was very cold and I wanted to invite her to sleep in the house. However, she was severely mentally ill and I knew it might not be safe to ask her into the house. Thought about giving her one of my grandchildren's sleeping bags and now wish I had. Instead I knew of a truck two blocks away which was unlocked and safe for her to sleep in. She still sleeps outside my house occasionally. Homelessness and low income housing are responsibility of State and cities--individual rental owners are unable to afford to provide housing for those groups.

You may be aware that things like shop grade sheet of plywood went from about \$5 a sheet to \$22 a sheet. I know some landlords in the past have raised rents too much and too often. Your current law of once a year, 7% plus cost of living should cover property tax increases plus cost of materials for repairs. It's fair the way it is. I never raise rents myself as I think people pay what they can afford when they rent a home, and it is not my intention to charge what they may not be able to afford. Thus I have long term tenants who remain with me until they can buy a house or are transferred out of area.

Owners DO NOT EVICT GOOD TENANTS--THUS PAYING PROBLEM OR DANGEROUS TENANTS THREE TIMES THE MONTHLY RENT TO MOVE WILL DRIVE PEOPLE TO SELL THEIR RENTALS--THUS REDUCING HOUSING STOCK. IT OFTEN IS DANGEROUS TO SHOW A RENTAL TO A PROSPECTIVE TENANT AND EVICT ONE. I no longer, as a woman, show property nor do walk throughs with an evicted tenant. I have nearly been assaulted by men to whom I was showing a house for rent more than once. I hire only men now to show property or do walk throughs. Women realtors have the same problem.

Once I had to evict a drug dealer when a neighbor told me what he was doing and that he sat daily in front of his living room window with a rifle across his lap. His wife was an insurance adjuster for a big firm in Eugene and he had stated he was a building contractor. When a neighbor told me who the man really was, I gave him a no cause notice to move. He went around his neighborhood at one in the morning at gun point asking people to sign a paper stating he'd left his rental immaculate. Everyone signed at gunpoint. He hadn't even moved. I got an attorney and went to court to get him to move as I was afraid of being shot.

It is very difficult to evict some like drug dealers for cause as one doesn't know his/her clients. Would you want to give a big problem tenant three times the rent to move? I also have been given great references by previous managers to some very horrid tenants because the managers were afraid of the tenants. Then I had to evict the tenants who hadn't changed their behavior after threatening harm to their previous manager. People who never have owned rentals do not know of the danger managers and owners are subject to.

My next door neighbor does hatchet practice and shoots arrows and golf balls in an unfenced yard adjacent to an alley where people walk. He also brought in several friends to live there who are not on the rental agreement. He was reaching over his back fence to trim his neighbor's trees. She asked him 3 times to quit before he did. He then cut off 100 feet of my blooming wisteria along the alley. My neighbor told me. He has PTSD, a gun collection, and is a felon in possession of firearms. He is a friend of the owner who will not allow him to be evicted. A major property management company here got him to fix all. That lasted a week then his friends were back living there and all went back to what he was asked to quit. The management company dropped that account--so I and my neighbors are stuck with Mr. Dangerous shooting arrows and doing hatchet practice in his unfenced yard next door. One can call the police, but by the time they arrive he's doing something else as he's also hyperactive. I've had to ask him not to watch my house at midnight and not to work in my yard.

At times, new purchasers of multiplexes need to raise rents in order to cover their mortgage costs. Inflation of housing and building prices is world wide and not caused by owners of rental properties in Eugene as some City Counselors have stated. One must be analytical about the current lack of housing for homeless--many are mentally ill and don't want to comply with housing rules. Low income tenants need rent subsidies from the State and/or cities. Enacting punitive regulations against owners who are providing rental homes is counter productive in the extreme!

I can see how some tenants can manipulate the system for three times the monthly rent to move.

I encourage you to leave the landlord-tenant law the way it is in Oregon vs Oregon becoming the pariah of the western states with rent control and penalizing landlords by having to give problem tenants three times the monthly rent to move. If you pass

Senate Bill 611, the result will be several landlords selling homes to owners who want to live there and anyone analytical never buying rentals in Oregon--thus reducing available housing stock for people who rent.