

Submitter: Pui Sum Law

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Tenants and landlords relationships are designed and meant to be an equal business partnership. Unlike what many assume, landlords have much better financial situation than tenants, which is often a false assumption. Why? Whenever a property becomes vacant, it is more likely than not a liability to the landlords. Cash flow wise, tenants are in a much better position than landlords because they have flexibility. I have a property which not only I am making negative cash flow on because of the ever increasing property tax and interest rate, plus a non-behaving tenant who has decided to not upkeep my property the way it should, which costs me even more to rent. Should I pay the tenants out? Or do I keep renting it at a lower than par rate that I know I will lose money on? Coupled with a new bill like this is suggesting, more landlords will decide to get out of this rental business and the housing issue in Portland will only get worse. Comparing to other cities in Oregon and more so other states, Portland has the most harsh rules to the landlords and we have the worst housing problem statewide. I hope the lawmakers can see the correlation here. If the law is harsh to the landlords, then it should be equally harsh to the tenants just to protect the rights of both sides as equally as possible. But instead, we keep siding with the tenants as if all landlords are bad and all tenants are victims. What and where are the facts and the statistics to support that? I think the city governing team owes the general landlords public the rational, facts and data to support this suggested change. Restricting the rent increase does not solve the housing issues because it is NOT the root of the problem. The lack of affordable government housing is. It is a supply and demand phenomenon. Lowering price only lower supply but doesn't change demand. Every major city in the States and the world have some type of government housing scheme which is meant to take care of the low-income group while keeping the rental and property industry thriving. I highly recommend and urge the Portland City government look into the real cause of the issues and stay true to what you believe is the right answer to address those root causes. Otherwise, you will end up losing legitimate individual landlords who do no monopolize the rental markets like the commercial landlords would otherwise should this bill be passed. Thank you for reading my testimony.