

Submitter: Christine Larson

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Hello.

I am an landlord and work with my rentals. Sadly I need to send out more increases in rent amounts today to protect myself if rent control is rules are further passed.

One home I rent below market rent to a long term single woman just had a \$25,000 roof installed. Her rent is \$1050. between taxes, insurance, repairs and roof, it will take me years to break even. Another tenant needed a new furnace. The apartments we own are having all the dryer vents cleaned professionally, exterior painted, and the list goes on.

Many improvements will not be made with the restrictions imposed. We are challenged as it is.

Removal of any consequences for late payments will devastate us further, especially if the late tenant can technically pay every few months. My mortgage is due by the 5th. My taxes are due on a certain date. Insurance on the home, as well as any utilities we pay. May landlords get an extension on those payments? Rewarding poor behavior is unfair to those that pay their rent first, and skimp on others.

Imagine having a tenant owe money and see their new car outside. Noticing the tenant has manicured nail and toes, eye lashes that are put on every three weeks with perfect hair and a Starbucks in their hand. They might be at a Blazer Game, or at the beach. This has happened to us over and over. The proposed bill will make it worse.

The rental policies in place are making people like me get out of the business. I will gladly sell to a out of state landlord for the apartments, and single family home to home owners.

Businesses have to be able to make money to continue. All incentives are almost gone owning rentals. This kind of legislation is going to create less housing activity.