

Submitter: Kath Schonau

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I have had 6 rentals over the past 12 years, one in Portland, 4 in Newport, one in CA. I am the type of landlord that you need, small town who is less interested in a profit than finding the right fit. I have always rented to diverse people, a person released from prison, someone in a wheelchair, a person from another country, LGBTQ and others at below market rates _ but I have sold four properties due to the untenable burden of state regulations. Sadly all three properties sold at prices that these same tenants could not afford. I have converted two of the properties to STR's and plan to sell them too in the future. Why?

1. Although I gave one of the tenants 6 months warning I planned to sell the property, I still had to pay \$3800 in relocation fees. This gentleman would not have been homeless, but had a good situation he said he didn't want to find another place. This was the equivalent of more than 3 months rent.
2. Another tenant vaped so much that the walls were covered with oil and all the interior walls had to be treated and repainted.
3. The same tenant had one service dog at the time of move in and moved out with three unauthorized dogs and a cat at some point.
4. The cat urinated all over the hardwood floors leaving rings throughout the home. I lost thousands of dollars on this rental. All the windows were left open at the time of the exit walk through in hopes of disquishing the smell.
5. Another tenant removed all the smoke alarms so that he could smoke marijuana, per his roommate.
6. Same tenant, who was in a pet free home, acquired a dog without notifying me, and then allowed it to cover the carpet with poop and pee, per roommate.
7. Same roommate left trash throughout the home when he left.
8. He also left without paying all the utilities. Again I lost hundreds of dollars on this rental.

Because I charged reduced rents, I was not able to raise the rents as rental prices in Lincoln County increased substancially, and with a low rental history, the selling price was lowered when I sold the home.

Yes, I also had some wonderful tenants who stayed for years, but the frustration of not being able to sell a home when I desired, with 6 months notice, the inability to set rents, and not being able to deny service animals in homes I owned when I have a phobia of dogs after a terrible dog bite forced me to reconsider my options. Property owners have zero rights in comparison to renters. Worst of all for me was not being able to deny applicants based on huge red flags or having to accept applications in the order they arrive rather than who I chose to rent.

Sadly the rules you are setting into law will have the unintentional consequence of hurting the very people you and I had hoped to help.