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On Behalf Of:

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The rent control (SB608) along with all the other anti landlord legislation passed has put Oregon housing providers in an extremely tough spot. Before all the anti housing provider laws were passed in Oregon I would take a chance on a tenant. This was usually someone who was down on their luck and needed a break. The reason I would take a chance on a very low credit rating, past conviction, eviction, or less than two years at their current job was because I knew I could evict them if they didn't hold up their part of the agreement. I would always work with them first as no one likes the eviction process, eviction was always the last straw/resort. Now that Oregon has made it extremely difficult to evict a tenant, We along with most housing providers only rent to the perfect tenant. We had to change our criteria so as to take on less liability. As an example, We along with many others only allow tenants with 2 year job history, a credit rating of 700 or more, no lease violation evictions, and many referrals. We didn't want to do this but we had no choice, Oregon put us in a tough spot by removing most of our tools to manage our rental properties. I also think it important to recognise that many single family rental units have been sold to owner occupiers due to all the Oregon laws passed. People just got out of the rental business all together. This is a problem for our state's tenants because the demand for rentals continues to increase but supply (mostly SFH) is shrinking due to landlords getting out of the business.

Look, there will always be a segment of the population that needs to rent or wants to rent and if the private investor does not provide that need it will be the state of Oregon that will need to take on all the responsibilities of a landlord. The responsibility is quickly shifting to the state of Oregon. Instead of Oregon continuing to pass anti landlord laws we should be working together as to how we can invest/provide more housing for all. Things have only gotten worse since the passage of SB608 in 2019, So the question should be where do we go from here.