

Submitter: Zackary Cox
On Behalf Of: Zacks Shacks LLC
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB2967

My name is Zackary Cox and I'm the owner of Zacks Shacks LLC. I currently own 7 low income rental homes in Klamath Falls Oregon. I strongly oppose these House Bills 3111 & 2967. In my opinion the tenant rights in Oregon are plenty and to only add more regulation for landlords to follow is absolutely frustrating. Allowing for tenants to go to mediation over an obvious violation of the agreed upon lease is an absolute waste of time and money for the landlord / property owner. It is very difficult for me to believe that our local court system has the time or staffing to incur this additional work/case load further adding to the hardship placed on the communities of Oregon and the possible financial impact placed on the landlord / homeowner. Also due to the fact that available rental housing is in high demand in Klamath Falls my last open unit I ran 8 background checks before finding a renter that qualified to take residence in my home. Each background check cost \$40 that the applicant pays for and none of that money do I pocket, it goes straight to the background check company. If I were responsible for these background checks I would have had to pay \$320 just to find an appropriate renter for my home. This is not sensible business and I believe if this bill were implemented you will find more discrimination / stereotyping against applying renters if the application fee is put onto the property owner/ landlord. Currently if a possible tenant is serious about applying for your home than they pay the screening fee, this only makes sense. In my opinion Oregon should be making attempts at making landlording and rental housing more attractive for homeowners and not adding more "rules" that stifles the interest of offering your home to others for rent. Klamath Falls needs more rental homes and I'm sure the entire state does as well. Adding more red tape is not going to help with this growing / legitimate problem.

Respectfully

Zackary Cox