

Submitter: Melisa Sibley

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

As a small landlord who owns one rental unit in Portland, the passage of this bill will allow me to continue providing long-term affordable housing to Portland residents for years to come. With so many tenant centered rules passed over the past 5 years that apply to landlords of 1-800 units, I consistently am at risk of losing the home I own should I end up with a tenant who does not pay rent as agreed. When I do not receive a rental payment, I do not have additional rental units generating income I can draw from to balance this loss; the mortgage on this rental unit must be paid on time regardless. The passage of this bill will allow me and the few remaining small landlords like me to keep doing what we love - providing a beautiful rental home to long-term residents of Portland - with lessened risk of devastating income loss and lengthy court proceedings to get our properties back if a tenant repeatedly does not honor the terms of the rental agreement. Landlords should not be faced with having to sell a property due to massive income loss as the only way to recover after dealing with a tenant who repeatedly does not follow the agreement. The risks of being a small landlord are becoming too great. The passage of this bill will, over time, keep more rental units available in Portland. Thank you for your consideration.