

Submitter: Kathleen ODonnell

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

I am an almost-retired professional and own only 3 small rentals. I object to all the protections given to tenants, despite their behavior and conduct. I take care of the condition of my rentals and provide a nice and respectful home to my tenants - treating them as I would like to be treated. However, I recently found that tenants living in a town home I own in Medford, OR, were not only violating the HOA community rules by allowing their dogs to run wild, but apparently also let them destroy my property. When, in reaction to complaints from the HOA Board, I gave my tenants a chance to do better, they refused and I tried to get them to leave. They refused, no matter how often I sent notices. Their dogs had peed over the ENTIRE carpet - just 2 years old - dug up the small back yard until it was a mud pit and chewed up some of the wood baseboards and broken several wood blinds. Additionally, the tenants had also broken one toilet, broken one of 2 deluxe shower heads, allowed a small leak under one bathroom sink to go unchecked (they never let me know), thus destroying that bathroom cabinet. It was also generally dirty throughout. They finally left of their own accord several months later and my out-of-pocket expenses, after using their small (\$1500) damage deposit, was over \$6000. There HAS to be better legislation to protect both parties in the rental world.