

Submitter: Deanne Ford

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

Dear House Committee on Housing and Homelessness,

From your first read of this bill you may think this bill will increase homelessness. I, however, believe it will provide more homes for rent. You ask why? Currently, there is no way to protect your investment in the city of Portland. I, along with many others, have left the rental housing market or are trying to leave the rental housing market because of this. Please know that landlords do not want to remove tenants unless there is a major reason. From just a dollars and cents side, it costs at least \$5,000 to re-rent a home when it was left in good condition and recently my costs have been \$10,000 and more. This is a good enough reason alone that a landlord will try everything they can before trying to remove a tenant.

This bill will actually benefit good tenants. I had a tenant who had lived in a duplex for over 10 years. A newer tenant threatened her. There was no way for me to remove the tenant who threatened my long-term tenant who was paying at least \$300 below market rates. All I could do was to allow my long-term tenant to move out immediately. She then had to go out in the open rental market and pay the going rent which was a huge hardship on her.

Please support this common sense bill.

Sincerely,  
Deanne Ford