

Submitter: David Hallberg

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

HB 2025

We are small scale landlords (four rental units), in Portland.

We provide good quality housing at slightly below market rate, with a vacancy rate of less than 2%.

I speak from experience, while it may be unfortunate, it is inescapable, that costs relating to running a business must be passed on to the consumer.

In forty years of being a landlord, I have had to deal with two irresponsible tenants. Ultimately there was no cost to them, the costs of eviction and significant repairs were passed on to future tenants.

I don't think it is fair that responsible tenants should shoulder the burden of costs that are created by non-performing or irresponsible tenants. Neither, is it reasonable to expect landlords to simply absorb additional costs.

When establishing rents, and figuring the cost risk created by a tenant, I would very much prefer to add a tiny cushion in lieu of large margin.

HB 2025 would be step toward restoring a degree of balance.

Thank you,
David Hallberg
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