

Submitter: Ruby Troncin

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

Dear Sirs/Madame,

In the last couple of years the Oregon Legislature has passed many laws restricting landlords' ability to remove troublesome tenants, including ones with drug and alcohol addictions. Currently, we have two. It takes at least 2 months or more to remove a tenant for any reason. We are required to give a tenant 3 months' notice for a no-fault eviction, which used to be called unlawful detainer or no cause termination. A tenant only needs to give us 30 days. These kinds of changes intimidating landlords and can cause anxiety for us and our other tenants. In general it is much better to handle things informally without stigma. Some people paint landlords as mean spirited greedy rich individuals, when in fact many rental owners are responsible hard working middle class elderly people who have invested years of time and effort to create a job for themselves in their retirement. They want to offer clean, safe housing to responsible tenants. Rent conyrol.has been banned in many states because many economists have discovered rent control discourages people to buy and maintain their properties, thereby hurting the very people it is suppose to help. Please help us keep our communities safe and well taken care of , by supporting legislation to support our hard working and caring landowners provide clean and safe housing, instead of hamstringing them.

Thank you for listening to the other side of the story.

Yours truly,

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