

Submitter: Scott Smith

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

Oregon Legislature

Last year I had to sell a rental property due to it being in a 401K and needing to be liquidated for required minimum distribution as my age approaches 72. I was required to give the tenant one month's rent (new law) then he promptly did \$10,000 damage to the home; I have no recourse.

During COVID If any of my 25 properties went in to default I could not remove the tenant. No help from the state with costs if the renter defaults!

My Mother in Law is 94 and just found out the people who live in her rental moved out, they have been destroying the property, allowing other unknown people to live there, and bothering the neighbors with late night parties and property damage. We have to document three violations to get them out but we live in Bend and the property is in Portland and she is in a nursing home. Their lease is up in April but we must offer them another lease!

Why would anyone want to be a landlord? These laws were put in to effect after I purchased the homes. Why would I as an investor ever want to risk my assets with no protection? I support ANYTHING that gives our rights back to us. Until the legislature makes it conducive to own rental properties rents will continue to climb. I don't know why any intelligent person cannot see this.

Please return Landlord Rights or Oregon will continue to lead the nation in homelessness and high rents!