

Submitter: Mark Murrow

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: SB722

RE: Testimony in Support of Senate Bill 722

Dear Members of the Senate Committee on Housing and Development,

I am writing to express my strong support for Senate Bill 722, which seeks to reduce the rent control exemption period from 15 years to 7 years. This critical measure will provide much-needed protections for tenants like myself who are vulnerable to extreme rent increases due to the current exemption.

For the past year, I have personally experienced the devastating impact of this loophole. Despite being on a month-to-month lease, I have faced repeated, predatory attempts by my landlord to increase my rent by 87 percent. Facing the threat of an increase from \$1,914 to \$3,571 is more than just a financial burden; it has created constant stress and uncertainty, putting my housing at risk and leaving me feeling powerless.

This is occurring at The Villas at Amberglen West, located at 1101 NE 89th Ave, Hillsboro, OR 97006, which is managed by Holland Residential. My property manager continues to send notices threatening this drastic increase, leaving me in a constant state of anxiety about whether I will be able to keep my home. This ongoing situation illustrates how some landlords are exploiting the 15-year exemption to impose extreme rent increases with little regard for the hardship it creates for tenants. The current loophole leaves renters in newer buildings unprotected, giving predatory landlords the opportunity to push tenants into impossible financial situations.

Sadly, my experience is not unique. Oregon is facing a historic eviction crisis, and this loophole has allowed some property owners to exploit tenants who have few options in an increasingly unaffordable market. The unchecked ability for landlords of newer buildings to impose drastic rent hikes is destabilizing communities and forcing people from their homes.

By reducing the exemption period to 7 years, SB 722 will provide critical protections to tenants while still allowing property owners reasonable flexibility to manage new investments. This is a fair and balanced solution that will help prevent more Oregonians from facing the kind of hardship I have endured.

Stable housing is essential for families, individuals, and communities to thrive. I strongly urge you to support SB 722 and take this vital step toward ensuring

Oregon's rent control laws protect all tenants, not just those in older buildings.

Thank you for your time and consideration.

Sincerely,  
Mark Murrow