

March 18th, 2025
Senate Committee on Housing and Development
Oregon State Capitol
900 Court St NE Salem, OR 97301

Re: Support for SB 722

Chair Pham, Vice-Chair Anderson, and Members of the Committee,

My name is Wade, and I am writing in strong support of SB 722 and SB 611 to address the gaps in Oregon's rental laws that allow landlords to exploit tenants through excessive rent increases and no-cause lease terminations.

In the last year alone, I have had two leases terminated without cause, forcing me to come up with thousands of dollars in new deposits—\$3,000 for the first move and \$2,500 for the second. Each time, my landlords retained my deposits, leaving me in a worse financial position while they re-rented my units at a higher rate.

Even with rent caps in place, landlords continue to exploit loopholes. In my case, my first lease was terminated right after a 10% rent hike, allowing the landlord to bring in a new tenant at an even higher rate. The second lease ended after just six months with no cause, costing me another deposit. This cycle is devastating to renters, draining our savings and keeping us in a constant state of instability.

Legal protections for tenants are not strong enough. When I sought legal help, I was met with roadblocks and inadequate resources. Terminating a lease solely to raise rent should be illegal, yet landlords continue to do it without consequences. If we do not strengthen tenant protections and prevent these exploitative practices, more people will be pushed into financial hardship—or worse, homelessness.

SB 722 is a necessary step toward preventing these abuses. By reducing the new construction exemption from 15 years to 7 years, the bill would extend rent stabilization protections to thousands of additional renters. Additionally, it prohibits price-fixing AI software that landlords use to manipulate rental prices for profit, further worsening the affordability crisis. SB 611 strengthens rent control measures by ensuring that rent increases remain reasonable and predictable, preventing the kind of displacement that I and so many others have experienced.

I urge lawmakers to take immediate action. We need stronger rent control measures, stricter enforcement against no-cause lease terminations, and better legal support for tenants. Renters should not be treated as disposable, and housing should not be a tool for financial exploitation. Please pass SB 722 and SB 611 to provide real stability and protections for Oregon renters.

Thank you for your time and for your commitment to protecting Oregon renters.

Sincerely,
Wade