

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 Joshua Gattis, and I am writing in strong support of SB 722 and SB 611 to advocate for stronger tenant protections and real accountability in Oregon's rental market. While rent caps are a step in the right direction, they are not enough on their own. Many landlords continue to raise rents beyond legal limits, taking advantage of loopholes and a lack of enforcement.

The current rent cap allows for a **10% increase**, and with proposals to raise it to **14%**, tenants are being pushed further into financial hardship. This is unacceptable. Without **real consequences for landlords who ignore the law**, rent caps mean very little. Many landlords exploit **loopholes** by passing their costs onto tenants through excessive fees or no-cause lease terminations, further driving up housing costs. There is **no oversight** to stop these predatory practices, leaving renters vulnerable to housing instability and displacement.

SB 722 is a critical step toward fixing these issues by **reducing the new construction exemption from 15 years to 7 years**, ensuring that more tenants are protected from extreme rent increases. Additionally, this bill would prohibit the use of **price-fixing AI software**, which landlords use to manipulate rent prices for profit, worsening affordability for renters. SB 611 further strengthens rent stabilization laws to prevent excessive hikes that drive tenants out of their homes.

However, **we need more than just rent stabilization—we need real enforcement**. Oregon must implement:

- **Stricter regulations** to prevent landlords from exploiting loopholes.
- **A dedicated enforcement body** to oversee rent cap compliance.
- **Meaningful penalties** for landlords who violate tenant protections.

Without these measures, the system will continue to fail the very people it is meant to protect. **If we want a fair and sustainable housing system, we must prioritize tenant protections over corporate interests and ensure that those who break the law are held accountable.**

I urge lawmakers to pass SB 722 and SB 611, strengthen enforcement mechanisms, and ensure that renters are not left at the mercy of unchecked landlord practices.

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

Sincerely,
Joshua Gattis