

February 1, 2016

Re: Support for HB 4001

Dear Chair Keny-Guyer and Members of the House Human Services and Housing Committee:

My name is Jack Rinn, I live in Bend. I have been a landlord for decades, and I own a property management firm.

Thanks for this hearing. We all know about the problem. We are here to discuss what we might do. In a word, the discipline of the market place has crashed. We face a “state of emergency”; certainly in reality!

The core problem is: too many ‘renters’ chasing ‘too few rentals’! We can’t reduce the number of renters. And, there is no ‘rabbit-out-of-the-hat’ immediate fix for too few rentals. But there are some public policy things we can do to protect renters while we work our way out of this mess.

First is the time required for notifying a tenant of a rent increase? Law is currently 30-days. We can logically ask why 30-days, why not 15 or 45-days? It is because when this law was passed 30-days seemed reasonable for both sides.

Fast forward to today. I personally have met with 2-tenants, each of which had an increase of \$525...rents increased from \$825 to \$1350 a month. One is a recent widow and full time caregiver of her adult age bedridden son who was in a car accident some years ago. A 64% increase is not in the cards; she’ll have to move out. Faced with a 30 or even 60 day notice what is in store for her? I can't imagine her finding a place. I’ll simply end this subject of today’s 30-days’ notice requirement with this question: is **30-days still reasonable?**

This leads us to additional notice time for ‘no-cause’ evictions. Given today’s incredibly low vacancy rate, it's just not realistic to find a place within 30 or 60 days. Even if money were no object it might not be possible. Giving 90 days' notice - or more - is the least we can do in no-cause situations.

Now we all hear stories about bad tenants. As a property manager, **I've evicted people with cause** when needed, and that's the fair way to go if you need to give less than 90 days. Landlords don't have education or licensing requirements, and no real oversight. The state needn’t give us unrestrained subjective ability to kick people out of their homes on short notice unless there is a reason we can identify and show as necessary. This is the cost of doing business.

Now a final comment about landlord retaliation evictions. The problem is that tenants are scared to death to say anything. The word on the street among tenants is better not say anything or you risk no-cause eviction. They are right! We need to do more to discourage landlords from retaliating, and to protect tenants who ask for repairs. Strengthening the retaliation protections makes good sense. On a personal note, this landlord (pointing at self) wants to hear from tenants if something is wrong. **I don't want them to be scared...leaking water can destroy my investment!**

Thank you for considering my comments and for your good work. I hope you will take action to protect tenants this session.