Representative Alissa Keny-Guyer, Chair   February 1, 2016
And Committee Members

Re: HB 4001 and HB 4143

I have some experience as a landlord. I owned a historic home in the Hacklman District of Albany. I rented it to a "nice" family with two children and excellent references. After about 2 years, I started having trouble with late rent. I went to the home and found the following: They were allowing their two pit bulls to poop and pee all over the carpets and hardwood floors. The dogs had chewed up the antique molding around the windows, the stairs and wood bannister leading to the upstairs, etc.

I gave them a 30 day eviction notice and listed the fact that they owed 3 mos. rent. The judge threw the notice out because I had listed more than the one month late rent. I had to get an attorney to complete the eviction notice. When I went to drop it off, they sicked their pit bulls on me and if a neighbor had not come and started kicking and hitting the dogs, I probably would have been seriously injured. When the case came to court again, I won, but they did not leave. Ultimately, a sheriff had to escort them out of the house. I had to "protect" their things still in the house for a month and allow them to remove what they wanted. These people lived in the house for months without paying rent. They left things like rotten meat on the floor in the kitchen, cut off the side of the custom hickory cabinets I had installed, etc. I ended up with a judgement against the couple for over $20,000. The actual costs I paid for repairs was over $30,000. I worked on this house for nearly a year before I was able to sell it and was making payments on the home the entire time. I have kept the order for damages current, however, I have never recovered a dollar of lost rent or damages

Oregon has among the most tenant friendly rental laws in the country. Now you are suggesting making them even more tenant friendly.

How many tenants do you think will continue to pay rent after receiving a 90 day eviction notice and a check for a months rent? How many will take the months rent and leave the landlord holding the bag for a total of four months rent and maybe more if they have to go through eviction proceedings?

The only reason I still have two rentals is because my son and daughter in law live in one. The other is rented to a couple who have lived there 25+ years. Even with owning the home outright, it costs me over $200 per mo. to pay taxes and insurance. I have paid $15,000 for a new roof and $3700 to replace the pump in the last year and a half. I charge the renters $600 per month and have considered raising the rent, but decided against it because they take care of little issues that come up with the house. With HB 4143 and HB 4001, I would be limited to a $30.00 per month increase without giving a 90 day notice. At $30 a month, it would take over 51 years to recover my expense if I had no other costs associated with this property. I have ongoing costs for repairs and maintenance and this is a nice 3 bedroom, 2 bath home on 10 acres. The only reason I keep this rental is because I want to give it to my grandchildren as I can assure you it is no money maker. If I were making payments on this property, or needed to make money from the rental, I could not afford to keep it.

I disposed of three rental properties I owned due to the bad taste the Albany house left in my mouth and the fact that they were costing too much to keep. I fail to see how making landlords vulnerable to the loss of months of rent in order to remove a renter or having to wait months to try to raise rents when the landlord costs increase will encourage anyone to invest in and provide housing for others.

I would appreciate it if one of you would explain to the people who have invested their money into providing rentals in this state what qualifies this as an emergency that cannot wait 90 days to become effective if indeed you make the mistake of passing it out of this committee.

Irene Gilbert/2310 Adams Ave./La Grande, Or. 97850
e-mail: ott.irene@frontier.com Phone: 541-963-8160