

Dear Representative Whisnant:

You may recognize my name, my husband Mark did some work on your home years ago. Thank you for all you do in service to our community.

I've heard about hearings taking place this week on rent control. This is very upsetting and discouraging. I assume you are not in favor of rent control, so I write in hopes that you can share with your colleagues who are in favor.

Mark and I have worked hard as small business owners for the past 35 years. We have no pension or corporate retirement plans. It has been many years of sacrificing and investing to get to the place where we own several rental properties. This is our retirement plan. We thought rental properties would be a good hedge against inflation once we retire.

We take very good care of our properties, and enjoy giving people nice places to live. We are very kind to our tenants.

People who think that landlords have it so good, and are taking advantage of people, should walk in our shoes for a week. We have one tenant who has been consistently late over the past 18 months. He is now behind in his rent for the past 2 months. I've had to spend countless hours going through the court system trying to evict him. I think I may finally have success this week. Most likely, the home will be quite dirty, possibly damaged, and we'll have to put aside time and money to make the home presentable for the next resident. This should cost us at least another week of vacancy.

Another property was vacated by a fairly good tenant last week. She always paid on time. However, the home was filthy when she left. We spent hours cleaning and repairing items. Also, once the carpets were cleaned, the smell of dog urine was quite pronounced. She had not told us she had a dog. Extra work, extra time to make it right for the next tenant. All this, while still trying to run our everyday business.

I could go on, but I will spare you. As rental owners, we take great risks in turning over the keys to our investments to people and hope that they care for them. We are already hindered by many laws that benefit tenants. I am discouraged by our legislators doing even more against property owners.

What other industries face this meddling in the free market system regarding pricing?

I urge you to do everything in your power to defeat the rent control efforts. Do you think this will go to vote during this session?

Sincerely,

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