

Please consider my testimony in your upcoming decision of the rental housing bill HB 2004.

I am a rental owner in Lane county and have been for close to 40 years. Rental Real Estate is not a get rich quick business.

I am collage educated and understand the theory of supply vs. demand. It is clear to me, and the majority of those who have done doctorates on the subject, that the use of rent control will have the exact opposite result from what you are trying to accomplish. You need to increase supply to push rents down. Incentives and modification of land use restrictions would accelerate the process.

As to the 90 day no cause eviction process, I would like to share some personal examples so that you can understand why eliminating this tool is a bad idea.

I rented a small apartment to a woman that was on SSDI. Almost immediately we noticed an increase in traffic to our building. The neighbors started complaining about the traffic and people waiting in the parking lot and around the building. I'm sure she was dealing drugs but I could not prove it. The police could not do anything about it. My only recourse was a no cause eviction.

Another example was in a building that is mostly student housing. They share a common kitchen and bath. One of the tenants was bringing homeless people in at night. The other tenants who shared the common are were terrified. Imagine going into your kitchen or bath late at night and finding a stranger standing there. Food and personal items were missing and the common areas were over taxed.

I could not prove that ether tenant was breaking there contract. If I cannot get rid of problem tenants, good tenants will move and soon I would have a building full of problem tenants. I have even been told of professional problem tenants who ask to be be paid to leave.

I understand that you mean well. I would like to see everyone have the basic necessities, housing, food, health care, but if you try and do it with laws that create more problems than they solve, what will you accomplish? I urge you to study this before passing it to truly understand the issue from all sides.

Thank You for your consideration

Steve Ruttenburg

Feed a hungry man a fish and he will be full for the day, teach a hungry man to fish and he will never be hungry again.