

To the members of the committee: I drove over from Bend for the hearing yesterday, and signed up to testify, but time ran out before my name was called. Therefore I submit the following:

I urge a no vote on this bill.

I believe it will hurt the people you are trying to help in the following ways:

1. Reduce the supply of rental housing. Just yesterday I spoke with a client who had sold her 3 rental properties in Portland due to the new rent control laws there. All three were sold to buyers who are now occupying these properties. Here is just one landlord, and 3 fewer rentals in Portland. Just one example of many I'm sure.
2. Stricter rental policies. In the past, I have often given a chance to a tenant whose record was less-than-perfect, but whom I believed was making an effort to improve. Rest assured that with the proposed bills I will be stricter than ever when selecting a tenant.
3. I've used the No-Cause Notice to remove a tenant who had been repeatedly late with his rent. This allowed him to find a rental that was more affordable for his budget so that he could pay on time. It kept the eviction off his record. You will remove this option for us. As a side note, this particular tenant left my home in a shambles. We suffered a \$7,000 loss to bring the home back to its former condition.

The concept of having to pay relocation costs for a tenant simply because I need to sell my property is outrageous. And what provision is there if said tenant leaves the home a wreck? Are we still required to pay for them to move? And then have to try to recoup our expenses in court for the damages? I did not see this addressed in the bill.

These proposals will drive us out of the business, our homes will most likely be sold to owner-occupied buyers, due to the lack of inventory of homes for sale in Bend. The end result: fewer homes available to tenants.

I am an honest, legal, fair landlord. I have been self-employed all my life. My husband and I have worked hard, saved and sacrificed to be able to have something besides Social Security when we retire. The proposed bill takes away private property rights and will drive us out of the business of providing good, clean, stable housing for those who need it.

One thing that was very clear to me as I listened to testimony yesterday, that this bill was written with no input from the business people who KNOW this business. The ramifications of removing the tool of no-cause terminations are widespread and very damaging to tenants. The unintended consequences of this bill could be avoided if legislators would listen to the people who work in this industry day after day, year after year. You are using a chain saw where a scalpel is required. This bill is devastating and should be revised drastically.

Surely there must be other solutions to the housing shortage. The burden should not fall completely on the backs of landlords.

Thank you,

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