

Relocation fee unfair to landlords.

We only make money/pay our bills when our rental houses are occupied. We do not vacate tenants for NO reason. We can evict tenants if they break a rental agreement (and are given notice, etc) but there are other reasons why we need to periodically vacate our rentals, like for: improvements, repairs, upgrading that can't be done easily when occupied; because we want the unit for a relative; because the tenant is causing problems for neighbors, other tenants, etc. This is when you vacate a tenant without cause. Giving 3 months notice is not a problem.

BUT you are wanting the landlord to pay the tenant basically the equivalent of 4 months rent (usual security deposit is about equal to one month's rent) and MOST single family rental houses in Eugene do not make the landlord that much profit in a full year. So, rental houses will be non-profitable! This is a fact, and especially true if the landlord still has a mortgage payment on the rental.

My case: I own 2 rental houses, modest, well-maintained, built in late 70's (40 years old now). I have owned them for about 35+ years. I am 70 years old, they are supposed to provide me some retirement income, which is why I put my money and lots of sweat equity in them over the years (instead of luxury vacations, owning a boat or vacation home, etc. Unlike lots of Oregonians I was planning for the future and my retirement).

These houses rent for \$1095 and \$1150 (3BR/1BA, under 1100 sq. ft). Fair rents. Total yearly rent for \$1150/mo is \$13,800 annual rent paid.

My costs are \$2400 property tax; \$400 insurance; \$1380 property manager, so that all landlord-tenant laws are followed; \$960 basic yard care.....totals \$5140 for basic ownership. This includes no repairs and maintenance for the year, and still my sweat equity for many things (I cannot afford to farm every improvement out to contractors and am involved myself.)

You want me to pay a tenant 4 months rent, or about \$4600 if I need to have him/them vacate so that I can do some improvements to my rental property to maintain it's quality and value, to provide a better rental and protect my investment.....that would about wipe out any profits from owning this rental for the entire year.

One of my rentals is 40 years old and this summer I intended to finally upgrade the windows from aluminum framed to vinyl (energy saving for future tenants) and repaint the house, which it is due for to protect the siding. This cannot be responsibly done when occupied....we actually tried last summer and both the tenant and I agreed that it was not going to work (he/they did not like the intrusions). I have already given him notice to vacate in June.....but if I have to pay a relocation fee, I will not do that. He can stay. I will not upgrade the windows. I still need to paint and he will either have to put up with that or decide on his own to move. He has had a full year, since last summer, to make plans about moving from my rental.

This bill as written will have many unintended consequences for the rental housing market (I don't speak for apartments) and they will not be positive for the quality of rental units available, or very likely even the number of units, as some landlords will simply decide it is time to get out of the rental market (house sales in Eugene are good, but they don't become rentals.).

Please come up with a solution that is fair to both landlords and tenants.....this has been the reputation for the Oregon Landlord-Tenant Laws over the years.

I have had many long term (4-6-8-10 year) tenants in my 35 years of rental ownership.....but there are times when I need to have a tenant vacate and now you are proposing that I be penalized for this.....this seems like retaliation to the landlord, which is not allowed for the tenant.

Nancy A. Cogan
resident of Eugene, OR since 1974
owner of rentals since 1979 (planning ahead)