

To all members of the committee and all members of the house and senate and to the Governor herself. These bills basically deny 'property rights' in direct conflict with the constitution. These bills must have been drafted by some ones that have never been a 'landlord'. Oregon has already

burdened landlords with landlord tenant laws that are some of the most severe in the nation in over restricting landlord rights and granting renters excessive rights to tenants. There is no reason why with a cause like, "I need to sell the property", that a landlord should be in anyway responsible for tenants moving costs up to 3 times the rent. Simply crazy. That's basically asking landlords to give renters 3 months rent free! Although some one might think that this protects renters it really doesn't. Should any bill pass with the guidelines included in this bill it will have the exact opposite effect on the rental market.

There will be rentals that will be sold rather than remain in the rental pool. There will be logic for landlords to leave homes vacant or use them for storage rather than be placed under the states micro management of property they don't own. Maybe the state should buy up all of the rental units and then the state could rent them out under any rules they choose. There is no way that I can recommend anyone purchasing property to use as a rental, unless they are going strictly vacation rental/airbnb which as you know is already deceasing the housing supply. As for 'affordable' or 'low income' housing. If people had better jobs, higher welfare housing allowances, more schooling, better health, smaller families, fewer pets, fewer evictions or arrests on their records it's possible that in the future housing options could open up for them. Maybe the state should pay all landlords a years rent in advance for anyone they want to be covered by crazy bills like this as a starting point. As for this bill and it's approach to make the landlords bear the burden of society's inequities is simply just off the wall and should die a quick and permanent death. I have been both a renter and landlord over the past 40 years in Oregon. Thank you for your time. Defeat this bill and I'll thank your for your concern as well.....sincerely, on the coast.....ct

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**Charlie Tabasko**

Waldport Realty Co.