

- I have two rentals that are a big part of my Retirement plan. Having rentals is a job in itself and this is how we earn our living. I'm not aware of any other regulations on someone's income...only making sure they receive a minimum wage. There are no other regulations on someone's goods or services, which is exactly what this is.
- If you think housing should be regulated because it's a basic need, then why would you not regulate how much a grocery store can charge for food? I'm sure people have a hard time affording food and this is definitely a basic need.
- Every home owner has different expenses and have invested a different amount. There is no way to fairly set rent control based on the features of the house. If you dictate how much landlords can charge for rent, you're going to be putting landlords out of business.
- We absorb a lot of costs when we get just one bad renter. How could ~~we~~ it possibly factor this into the rent control?
- Students complain they can't afford rent and tuition continues to go up. I understand their situation. I have two daughters that put themselves through school. But, why are universities allowed to raise tuition and fees and ~~you~~ expect the landlords to cover those increases? How can ~~you~~ anyone possibly think it's fair to stick landlords with the burden of subsidizing students? Instead, find a solution that doesn't target just one hard working group of people.

Summary

- You may have constituents that are having a hard time making ends meet but making the landlords foot the bill is not right and not constitutional.
- When the controls become too excessive, it takes away our basic freedoms to earn a living and protect our investment.
- Take another look at the real issue and find real solutions. Don't put the entire burden onto landlords. We aren't made of money. We are simple people trying to make ends meet.

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There has been so much talk about renters who can no longer afford housing or have been evicted unfairly. However, there are always two sides to the story and I'm here to share my side as a landlord.

Eliminating No cause eviction is not right

- Renters may have eviction horror stories, but landlords have far more horror stories. Our horror stories include a great deal of expense and time to fix all the damage bad renters leave behind.
- Landlords don't want to remove tenants. It's very costly and time consuming even in the best of circumstances. We have asked only two tenants to leave and provided them full notice. If we hadn't removed them, the house would have been fully destroyed.
- I do not have the resources to hire an attorney every time I need a tenant to leave. That's exactly what I'd have to do if I have to show cause or else give 90 day notice and pay them a month's rent to leave. 90 days gives a tenant a lot of time to do damage. And then try taking a tenant to court. We never recoup our costs.
- Every time we rent to a tenant, we are taking a risk. This is a risk with a big part of our net worth. We need to be able to protect our investments.
- There are already options for tenants to sign leases which provides more stability for them. Those who choose to enter into a month to month agreement typically do so to have flexibility. As a landlord I do so in order to avoid the pitfalls of having to keep a bad tenant.
- Landlords have rights and need to be protected as well.

Can't wait until there's enough cause - need to be able to use our instinct - common sense before it's too bad

Requiring we pay the tenants a month's rent to leave is not right

- Renters have the right to leave anytime they want with no fee and landlords are left with finding new tenants. It's rare that we get a new tenant without it costing us both time and money to do so. Why should the tenants have the flexibility but landlord required to pay a fee?
- We as landlords have a lot of expenses related to rentals and we don't just have an extra month's rent laying around to give a hand out. If I'm asking a tenant to leave it's because they've already cost me money and have been bad tenants. Why should they be rewarded for this and why should I be out even more money?

we also have costs when tenant leaves

Rent control is not right