

Rosenberg Corey

From: C Gibbons <chorsego@hotmail.com>
Sent: Wednesday, May 03, 2017 11:42 AM
To: SHS Exhibits
Subject: Small Landlord

Dear Oregon Legislature,

I am a small landlord and real estate investor,
I remodel distressed properties and then offer them a rentals..
I currently have 2 units, remodeling a 3rd to offer as a rental.

The current rent controls and regulation are extremely punitive to the landlord.

Primarily forcing a landlord to "Marry" their tenant and if it doesn't work out, "Divorce" the tenant and give them Alimony and Child Support.

There is a 30 mortgage, taxes, maintenance and repair that falls on a landlord, regardless if a tenant lives up to their responsibility of paying rent. The landlord must pay regardless if the tenant pays rent or not, setting up a landlord to pay for a tenant living expenses for months before resolution.

This is blatantly unfair in the best circumstances for a landlord, but under these regulations, horribly punitive. For a small landlord like myself, it will become a risk that I am unwilling to take if these regulation take effect. I will sell my rental units and purchase someplace else that doesn't put me at such financial risk.

Many units will be converted to owner-occupy, to further exacerbate the rental problem.

Thank you for your attention,

Cindy Gibbons