

My name is Sibylle Beck. My husband and I own 20 mostly 2 bedroom houses and duplexes in the Salem area and have been renting them out for over 20 years. When I started in this business we (landlords and tenants) had a coalition which met and worked out a compromise which then was presented to the legislature. This coalition came about because the legislature tired of listening to landlords and tenants battle before them, suggested the results would be better for each if the two sides negotiated between themselves and came to the legislature with a product both could live with. This changed last year when the tenant representatives thought they would get everything they wanted by going to the legislature directly.

We went through times when it took several months to find a tenant aka no income but we still had to pay property taxes, mortgage payments, and other expenses. We take care of our properties because several of our tenants also are our neighbors. In the news we are portrait as money grabbing monsters, racists just to name a few.

HB 2004 with its crimpling restrictions (relocation fee and the end of no-cause notices) doesn't allow us to take a chance with 28 year old Josh who suddenly ends up with his four children because their mother is doing drugs and he is awarded custody. It is September and with no rental history he ends up in a family shelter. We agreed to sign a 6 months lease, reduce the rent so he can give his children the first Christmas together. He turned out to be a great tenant so we renewed the lease. But if he had been a bad tenant I would have had to pay him a relocation fee (AFTER LOWERING HIS RENT). If HB 2004 passes we won't be able to take any more risks and we will sell all of our single family rentals. I am certain that they won't be rentals anymore but owner occupied houses. And who loses here?

We have been made the scapegoat for a housing supply that can't keep up with the influx of people. It is up to the State, counties and cities to enable the construction of MORE HOUSING and that will bring down the rents.

Thank you for listing