

Rosenberg Corey

From: Susie Moon <smoon@bendbroadband.com>
Sent: Wednesday, May 03, 2017 10:43 AM
To: SHS Exhibits
Subject: rent control legislative bills

Dear Legislator:

We are rental owners who manage our own properties. The two duplexes we own were purchased as part of our retirement planning. We know that inflation can get the best of any planning, so we used what would have been retirement funds to purchase rental property, which will provide us with monthly income without dwindling the principal.

The proposals before you to eliminate “no cause terminations” and eliminate the prohibition from city and county rent control will cause harm to end homelessness.

Sometimes, as owners, we don’t get it right when renting our property to prospective tenants. We do our best to screen people, but sometimes they are professionals at presenting themselves as respectable tenants. After they move in, sometimes new tenants cause problems with neighboring tenants, have others coming and going at all hours of the day and night. While it is difficult to prove that someone may be trafficking drugs, when all the signs are there we use the no cause termination to evict tenants. We never want to evict tenants without a reason, but sometimes we cannot prove what is going on. It costs us money to have any tenant move out and obtain another tenant. It does not make good business sense to evict a tenant without having a reason, even though we may not want to stipulate what that reason may be.

And since it costs money to evict anyone, and it is unethical, we do not evict anyone just so we can increase the rent on any property. We don’t like raising the rents even a little when we have great tenants, even though we need to in order to keep up with increasing insurance and property taxes and expenses.

PLEASE do NOT affirm these legislative bills – they will do more harm than good.

Sincerely,

Thane C Moon and
Susan I Moon
Bend, Oregon