

Irini Hall  
749 SE 8<sup>th</sup> Ave  
Hillsboro, OR 97007

Dear Chair Gelser, Vice Chair Olsen and good Members of the Committee,

Under the current laws all tenants are vulnerable not only to sudden, unwarranted and predatory rent increases, but also to landlord abuses and negligence.

I have always paid rent on time, in full, and leave the property in as good condition as when I took occupancy, sometimes better condition.

During my tenancy of apartment then owned by Jackie Bonnet, I made a complaint that the neighbors were running a model making (airplanes, etc.) business in their garage. This involves highly flammable and toxic compounds and paints which require specialty electrical installation per National Electric Code. The garage was open rafter and shared my bedroom wall, so any fire would be in my unit in a very short period of time. The electrical install was all exposed Romex wiring and not even the splices were in adequate boxes for a garage which is an arc hazard. Since my one circuit couldn't power all their equipment, they also powered their garage business with an additional power cord strung through their bedroom room and stubbed through the garage wall, another Code violation.

Additionally, the garage (4 units) circuit were powered by my panel, so I had to pay the electrical bill for them and received no compensation for it.

The owner refused to make their tenants comply with Beaverton city codes which bar commercial and industrial business from neighborhoods. I called Code Enforcement and the Electrical Inspector who ordered the owner to immediately correct the highly dangerous situation.

A week later I received a 30 day notice to vacate property in retaliation for reporting them.

Most tenants will not complain about dangerous and / or hazardous living conditions for fear they will be evicted. This allows landlords to get away with abusing Oregon law which requires basic sanitation and habitability.

In the current climate of long term owner / landlords suddenly raising rents by hundreds of dollars a month I was forced out of an apartment unit I had lived in for 7 years owned by Maya Deal, an expat living in Spain.

I know the owner's mortgage had not increased as it was the same owner. Property taxes are available online, so it is easy to check how their taxation may or may not increase.

This same owner would steadily increase rents while leaving unsafe conditions in the units, yet somehow they always had funds to fly their family back and forth from Europe for summer vacations.

The last straw for me was both the increase in the rent, and the unpermitted electrical panel change out which later lead to a fire in my unit. They had not installed AFCI breakers per Code and the breaker did not trip when there was a fault on the line. I woke in the middle of the night to a blazing bedroom fire. No one seemed interested at all in holding this property owner responsible for breaking laws that lead to the endangerment of four families.

In my experience, the increases in rents does not result in any greater standard of living or even a basic standard of living, but rather only lines the pockets of the property owners and managers.

I was fortunate that I was able to purchase a small home that was on the verge of being a tear down from an acquaintance at an affordable price, however not everyone is so fortunate in this highly competitive market. While my life has suddenly become very difficult to fix a house alone, as a single mother, others have worse options – having no home at all.

Please support HB 2004A

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