

I am a landlord in Multnomah County and I urge you to oppose HB 2004-A.

If as stated in the bill the Legislative Assembly genuinely believes that "restrictions on housing rents will disrupt an orderly housing market," it is counterproductive to issue a 15-page bill with convoluted restrictions that burden the area's landlords. Actions such as forcing fixed-term agreements to become month-to-month, bringing them into the stock of homes on which they can exercise rent control, reveal the legislature's desire to control the private housing market.

Rent control in major metropolitan markets has proven over the years to be fraught with unintended consequences. It does not increase the availability or the quality of homes available to tenants, and forces otherwise-well-intentioned and ethical landlords to either find ways to game the system or take rental properties out of the housing market entirely and lower the overall stock available.

It is unfair to exempt new residential units from rent control for five years. There are other ways to encourage construction of new rental property than to exempt developers while constricting and punishing existing landlords. Presumably the new units entering the rental market will start out at top prices. This only furthers the pressure on the small landlord owning one or two legacy units to increase prices more than they might otherwise, to keep up with the market.

Do not force rent control in Oregon.

Do not restrict no cause terminations. These exist for a reason, as landlords have discovered time and again the deleterious effects careless or actively destructive tenants have on their properties. Do not punish landlords by making us pay to relocate destructive or nonpaying tenants.

So many punishing restrictions in this legislation will not ease what the final note in the legislation declares is a state of emergency. When it gets too burdensome to be a landlord, we will not stay in the business, and the housing market will be adversely impacted.

/Susan Hansen
Portland landlord