

Legislators;

Hello; I am a small land lord with nine units, 4 in Portland and 5 in Lincoln City.

When I read ORS 90 and other laws related to landlord/tenant, I find that each party has certain responsibilities and rights. Sometimes I disagree with the hoops I have to jump through, but all in all it is fair when each party acts responsibly. (Great thanks to Rep. Bill Kennemer)

In the discussion of landlord/tenant relations we should throw out the extremes; The few landlords that raised rent dramatically, and one of my experiences where I actually gave a moving tenant more money than her deposit because she had left the place better than when she got it, or the tenant that's been with me over 17 years. So, more normal activity - In my everyday business; in the rare event when a tenant moves, we talk about the procedure and when they are moved we inspect and either give a full refund or note the extreme damage or late fee. In forty-five plus years of landlording, I've never been sued. I am in the majority. Most landlords are very much like me. We provide decent housing for a fair price - my units are all 2 bedroom, ranging in price from \$600 to \$1,200 per month. I have a variety of tenants ranging in age and physical ability.

I take pride in my ability to own real estate. I own up to my responsibilities and cherish the right to own real estate. This proposed law will reduce my ownership rights. I don't evict for willy nilly reason, in fact I rarely evict at all. Reasons for no fault eviction are; loud after hours, speeding in the parking lot or street, intimidating other tenants or neighbours. The procedure to do a for cause eviction in the examples given allow the tenant to correct their behaviour for a short time, then if they do it again the procedure starts over and I am the bad guy in the eyes of the neighbours. It is rarely used.

Rent increases are rare; The media has hyped up the rent increases by a few landlords. (some of those have been reduced), the vast majority of landlords have NOT participated but we will be punished for the acts of a very few. The Pamplin News Media recently reported that the vacancy rate in Portland is increasing. That is a sign that more units are coming on line.

SB 2004-A will not fix the homeless situation. SB 2004-A will make being a landlord more of a risk and if the risk is increased then the expected return is increased. You should not reward/excuse Portland city councilors for breaking state law.

In the "great recession" I personally had a 60% (sixty percent) vacancy rate. Not an easy time, but it passed. There was no legislative action to help us. This low vacancy situation is temporary, Pamplin has reported the vacancy rate is increasing. This time will pass, but the hodge podge of every city/county being able to write their own landlord/tenant laws will remain. Ciity councils can change back and forth and citizens are hard pressed to follow.

I urge you to vote NO on SB 2004-A. You will have a chance to visit this again during the next session less than a year away (Feb. 2018) and if progress hasn't been made, you can act then with more information.

Thank You for your service to Oregon.

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