

Please don't pass the rent control legislation. I have property that is part of a corner zoned commercial, but has a small rental house on it that was built in the '40s. Maintenance costs are beginning to exceed any possible rental income. It would be best to sell and allow commercial development to proceed.

When offering the land for sale I would choose to allow the tenant to remain until a commercial buyer is found. However if this law passes I may wish to evict immediately before the law became effective; having tenant occupied property would tend to scare off potential buyers if a non-cause notice to vacate is not possible. I would then proceed to demolish the structure and put the land on the market.

Vic Bartholomew
Sherwood, OR

In the past, my mom owned some rental properties. If tenants started unusual activity, where drug dealing or other illegal activities were suspected, she could simply give the tenant notice and have them gone in 30 days, without having to go to court or to prove illegal action on their part.

My understanding is that the proposed rent controls take away that option, and, if so, could make it difficult to resolve a situation that could prove dangerous to the surrounding community. It would also take away a deterrent to illegal , or nuisance behavior.

Regards,

Vic Bartholomew
Sherwood, OR