

The Honorable Senators -

Thank you for the opportunity to submit this testimony at your hearing today. I am a single mom owner and landlord in Southern Oregon with a very different economy than the rest of the State. I own and manage 10 rental units. I moved here to raise my daughter and this is my only source of income as the economy in Southern Oregon is weak for economic development and jobs. Please vote no on HB 2004-A and allow the small business to manage their business without intervention from government. My rents went up less than 3% which is lower than the consumer price index for the year for the West Coast Region of the US. I have to stay competitive and provide a safe home for my tenants.

This has been a busy session for Landlord/Tenant issues. I would like you to oppose HB 2004-A, going through your committee today.

My wish is that this legislation be referred to the Landlord/Tenant Coalition (L/TC), where it should be discussed, formulated, and then the L/TC should present proposed wording of the bill to the legislature.

In addition:

1. Please vote no on any bill that eliminates no-cause notices.
2. Please vote no on rent control issues.
3. Please send back to the L/TC any Landlord/Tenant bills that are introduced without going through the L/TC.

**Concerning rent control.** I have talked to some Landlords who have not raised rents in 10 years as the economy and housing collapsed. The last 3 years the Landlords were just being kind while the renters were in college. It is a nice house. Now that the renters have graduated and have found a job it is time to bring the rents to current prices. They are surprised on how far the rental market has left them behind. Under rent control they would not be allowed to bring the prices current. There are many people who have not raised the rent for one reason or another and conditions have changed. The taxes and insurance have been going up each year; add the ongoing expensive maintenance issues and suddenly they are barely making anything on their investment.

Some Landlords have even reduced the rent in times when the renter is having a hard time. One of my renters lost his business location and had to start over in a different location. I have not raised his rent on his house the full amount in hopes that he would be successful, I would not lose a good tenant, and I would be able to raise his rent later to make up for the lesser rent. He was informed that I did not raise his rent the full amount and understood when conditions improved I would raise the rent. Under rent control, I would be limited on raising the rent. I urge you to vote no on rent control issues.

The next issue with rent control is that, if there is a percentage cap, landlords might resort to raising the rent the amount of the cap each year rather than raise the rent a lesser amount. i.e. On a \$1000/month unit, if the cap is 4%, the landlord might raise the rent \$40 (4%) rather than \$30 (3%). This would have the effect of raising the rent higher than the landlord would normally raise the rent.

Landlords are already talking about getting ahead of the curve and giving rent raise notices before the legislature institutes rent control issues. This is having the reverse effect of rent control. A no vote on rent control would put an end to this.

On no-cause notices, if a renter is quite often creating issues but cures them just in time to avoid rising to the level to ask them to leave. We as landlords need to be able to give no-cause notices and say it's just not working out. We need to be able to find someone that does not cause us to be using our time to control their bad behavior.

Thank you for your consideration.

Warmest Regards,

Gina



Gina  
Wy  
nnet, Owner  
and Manager  
Win-It Properties, LLC  
(10 rental units)  
711 Medford Center #170  
Medford, Oregon 97504  
925-997-0850 cell and text  
[winitproperties@gmail.com](mailto:winitproperties@gmail.com)

