

I am a landlord in Jackson County. I currently own 10 single family homes in Medford and Eagle Point.

I had purchased most of these homes in late 90s and early 2000s. The rents were stuck at \$850.00 each from the purchase dates all the way up to 2014, even though taxes, insurance, repairs increased yearly. If I tried to raise rents when I had turnover the homes would sit vacant. Now most of these homes are able to bring in \$1000-1150 covering some of the increases in cost inflation over the last 15-20 years.

Now the Oregon lawmakers are hoping to control those increases as well as seriously hamper my ability to remove a disagreeable tenant by forcing me to continue the tenancy regardless.

If this passes I will be forced to sell my homes to owner occupants and creating less available homes for tenants in this market. I have heard of many mom and pop landlords who plan to do the same thing. The answer is to increase available rentals not further erode those properties. Please oppose this legislation.

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