

From:
To: [Exhibits SHOUS](#)
Subject: Subject: Opposition to SB 608
Date: Friday, February 1, 2019 8:48:01 PM

Dear Chair Fagan, Vice-Chair Girod, and Committee Members:

I am a homeowner entering the rental market as a first-time landlord, and the proposed limitations of SB 608 are very concerning. The rent increase limitations, or rent control, and the removal of no-cause evictions, may have been drafted with good intentions, but I fail to see where adding these provisions will prevent negative long-term effects for those same individuals you are trying to protect.

After reviewing this bill, I have already determined to charge more in rent than originally intended in an attempt to offset unexpected increases in expenses. For example, it's no secret that the Legislature is seeking avenues to increase property taxes. Should SB 608 be enacted, and property taxes increase at a faster rate than the amount rent can be increased, there are no provisions providing relief to the landlord, and they will be forced to absorb the additional costs.

The next provision of the bill that I have concerns with are in regard to the limitations of the no-cause evictions. Landlords I know do not enter into rental agreements with the intentions of evicting tenants on a whim. There is usually a reason, though some may not rise to the level of a for-cause eviction. The no-cause eviction already provides for additional time for the tenant to vacate compared to the for-cause evictions. After reading testimony in favor of the bill, it is apparent that some proponents are hoping that this will create stability for the renters. However, I can see a possibility of more tenants being evicted within the first year, especially if they are not what one would consider as a good or great tenant. How does this provide stability and comfort?

I understand that parts of Oregon have rental shortages, and with the increased demand, result in higher rental rates. I have personally seen some of this while helping my child look for a place to rent. I have been a renter myself, up until the time I could afford to purchase my own house, and realize the benefits of having stable living conditions. That being said, I do not see where the proposed provisions will provide the well-meaning intent long-term. In addition, I do not agree that the state should be involved with rent increase limitations, no cause evictions, or the other provisions that are part of this bill. Rules and limitations should be made at the local level, whether it be county or city, so that any rules or limitations imposed by those governments are geared toward landlords and tenants in their constituency.

I urge a do not pass on SB 608.

Sincerely,

Daron Prara

Oregon Resident