

From:
To: [Exhibits SHOUS](#)
Subject: No on SB 608
Date: Monday, February 4, 2019 6:10:06 AM

I have lived in southern Oregon for almost 30 years, and during that time I have been a renter, owner, and a landlord for single family homes in Ashland, Talent, Medford and Central Point. As a landlord, I have managed my properties myself and have kept rents at or below the broader market because I recognize the negative impacts that high rents have on families and am sympathetic to what it takes for the average person to move into a quality home. I have asked for reasonable deposits, and allowed pets with additional damage deposits - again, because I know how hard it is to find a home when you have one or more beloved pet companions. My husband and I are responsive managers and fix any repairs as soon as we are made aware of them; and we give our tenants privacy and respect their space without making undue demands on them. When we do raise rents, we give 90 days notice and our rent increases average out to 5% per year. For the most part, this formula has been mutually beneficial, with some of our tenants in place for five to eight years at a time with all parties equally satisfied.

However, we recently had a very negative experience with one of our properties that housed a family with a young teenager and pets. A contractor alerted us to long term neglect and damage that we were unaware of. When we investigated and met with the tenants, they were very contrite and apologetic and promised to do a better job maintaining the property. However, after further reflection and conversations with them, we decided that we could not afford the repairs necessary on the house to bring it back up to the condition it was in when they first rented from us. With compassion and generosity of spirit, we gave them first right of refusal to buy the property, and then more than 90 days verbal and 75 days written notice to move out, and offered them a no cause eviction so that they could find another place. We would have been well within our rights to evict them for cause, but again, knowing that would ruin their chances of finding a new home, we elected not to. When the tenants finally did move out, despite what they considered their best efforts to clean up, they left the house in such a poor state that we are forced to either invest five figures to bring it back to livability or sell it to a contractor for a significant loss of market value. Their deposit doesn't even begin to cover the costs of cleaning, let alone repair. I can only imagine the damage they might have done if we had forced them out with a for-cause eviction. My husband and I are extremely soured by this experience, but we are grateful that we had tools at our disposal to make the best of a bad situation.

We have other properties in the area, and we are considering selling them all because we do not want to be in this situation without the tools of no cause eviction or pet damage deposits to help mitigate situations like this. And truly, it confounds me that legislation could even be considered that restricts an individual who owns a property from managing their property effectively - for instance, if a landlord's financial situation were to change and they could not afford to maintain a property anymore for any reason, they would be unable to easily sell that property if they couldn't ask a tenant to move out - or worse, have to pay them to move out. It just doesn't make sense.

SB 608 may look like renter protection, but it will put landlords like me out of the business, and in the end, remove more affordable rental properties from the market because landlords have no leeway in how they are allowed to manage their properties. While I am in favor of finding some legislative way to keep rents from rising so rapidly that they make single family homes unaffordable, this particular bill contains too many other elements that I cannot support - particularly the clause that restricts no cause evictions, and the potential for adding a clause that eliminates pet damage deposits.

I urge you to reconsider all of the provisions of SB 608, and make this a more realistic bill that helps renters AND family landlords for a long term solution.

Thank you.

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