

From:
To: [Exhibits SHOUS](#)
Subject: Comments on SB 608
Date: Sunday, February 3, 2019 1:07:00 PM

To: Senate Committee on Housing

I am writing in opposition to SB 608. Rent control has not been shown to make conditions better for those who are renting overall and in the end favors those who are better off and better connected.

I am a conscientious and caring small landlord. The nature of the regulations coming locally especially targets small landlords. I have looked what is coming and it does not seem feasible for me to administer. I concluded it was necessary to hire a property manager. The property manager began January 1 and charges of 7% of gross rental income (actually a very reasonable rate). Shifting to commercial property management companies will not make rents cheaper. In time the impact of rent control and local re-writes of landlord tenant law will likely make desirable single family homes and duplexes less available as rentals, as some will be sold for other uses.

Thank you for considering.

Kathleen Casson