

From:
To: [Exhibits SHOUS](#)
Subject: SB 608 written testimony for Feb 4 hearing
Date: Sunday, February 3, 2019 9:40:07 PM

CONCERNING SENATE BILL 608

Greetings,

I have had two no-cause evictions.

2008

Lake Oswego

Length of tenancy: 14 months

Got a letter in the mail; said to move in 30 days.
There was no reason given.

But I knew.

I'd asked for one too many (necessary) repairs.

2014

Montavilla neighborhood of Portland

Length of tenancy: **Less than 3 months**

Received no-cause letter 28 days into my tenancy; said to move in 30 days, with one 2-week extension.
There was no reason given.

But I knew.

I'd asked the housing provider (when she'd appeared unexpectedly at my door at 9:00 in the evening wanting to come in) to please give me 24 hours' notice, as required by law.

I suspect (though I don't know because *no cause was given*) she thought I might be trouble. I mean, how dare I assert what little tenant rights I had? So she made her "legal," but so evil, preemptive strike and no-cause evicted me. On a side note, this particular housing provider is a Realtor with a large nationwide realty firm.

It's 2019 and I still haven't recovered mentally or financially from that last no-cause eviction (I had spent thousands of my retirement savings trying to combat what I knew to be wrong ... but lost the good fight).

Sometimes I feel I'm living a nightmare, like I'm being held underwater. I guess that's the stress. I've never had so much stress in the years since I sold my home and became a renter in 2006. It's been hell. I keep chasing affordability and feel I'm truly losing the race. I'm tired. **It's not easy moving all about now that I'm getting older.** (I'm 63).

For the past year, I've been a renter in Lake Oswego, a city where, as of 2016 stats, 27% of its renters are severely rent-burdened; meaning, pay more than 50% of their income for rent. I imagine that 27% figure is even higher now.

I reside in a very large apartment complex of over 400 units. It is owned by a multi-**billion**-dollar company whose main preoccupation is making money for its investors. The meaning of the words "housing" and "money" are one and the same to them because they operate like some giant computer program that spits out your new rent each year without consideration of anything but "The Market."

Because it is such a humongous corporation, it can employ lawyers and such that a tenant, alone, cannot afford. Knowing this, they snub their corporate nose at State Landlord-Tenant laws as they take advantage of their tenants who may feel they have no recourse but to allow what tenant rights they have be violated.

I really could go on and on with the scary hell it is to be a tenant in the State of Oregon in this day and age, but I will end with how I feel about certain aspects of Senate Bill 608:

- Regarding the so-called "**rent stabilization**" -- by the way, it's not going to stabilize anything other than the rate of return for the housing investor -- if anything, rents should be LOWERED by at least 7% plus! Once that's accomplished, cap them so they can't be raised more than 3% a year.

Let people BREATHE again!

- Allowing **no-cause evictions** in the first year of tenancy plainly SUCKS and will be used for unwarranted discrimination. (*As happened to me with my 2014 no-cause eviction*). There is absolutely no good reason for this in SB 608!
- **Relocation** expenses in the amount of one month's rent is NOT ENOUGH!

Think about it. How much would it cost YOU if YOU had to suddenly find another place and move? Moving involves much more than a moving van and a free weekend.

In conclusion, let me request that you not rush this bill through in its present form. I've heard some say, "It's a start." And let me just say: I am so sick of hearing that particular phrase!

Get it right **now!** What are we waiting for? Things to get even worse? If people don't have safe, secure housing they can afford, there go the dominos. Everything is tied to having a place to call home.

Property owners who expect increasingly higher returns on their investment with total disregard to those who work their butts off to pay them the rent that pays for that property (!) have to be reined in, and that time is now. Right now.

Be bold. Do the right thing.

Sincerely,
Rosalie, Lake Oswego renter
(I rent, I vote)