

Greetings:

HB4213 is another in a series of legislative changes to Oregon landlord tenant law that makes operating a residential rental business difficult and expensive. Increased costs are passed on to tenants.

Most tenants are responsible. They pay rent and take care of the rental property. Some tenants are manipulative, act in bad faith, and know there will be no consequences for their conduct. When they take unreasonable positions, and are evicted, the landlord has little hope of recovering lost rent, attorney fees and costs. Those expenses end up being paid by increasing rent. Statutory limitations on rent increases makes operating a profitable business difficult and increases pressure on landlords to raise rents the maximum amount allowed by law, in order to cover for those tenants responsible for increased costs of doing business.

I suggest that the legislature stay out of the rental business for now. The business is difficult enough for landlords. Legislation addressing landlord tenant issues requires careful consideration of both sides of the issues, and the proposed legislation needs to be thoroughly vetted before enactment.

*Regards,  
Ken Brinich*