

Hi,

I am landlord. I have been an Oregonian for 23 years. While my wife and I worked two full time jobs, we saved every single dime so we could afford the down payment on a rental. We did not go on vacations, buy expensive cars, we live a very middle class lifestyle at best. We worked in jobs we disliked but knew if we worked hard and save we would get ahead. We did that for the last 20 years and have acquire 4 properties for a total of 17 units.

We have substantially large loans on all four properties and our home. We are severely leveraged.

During this pandemic, we have had three renters stop paying rent. Their collective rent is over \$4k/month. I have lost well over \$25k. With little to no chance of getting that money back despite whatever you say.

In addition to that, our utility bills to these properties have gone up substantially since the tenants are at home using these resources rather than at their jobs.

To make matters worse we received our property taxes for next year. All of my taxes are going up next year.

You have handcuffed my ability to choose tenants, raise rents to cover my additional overhead, collect rent, and my ability to evict bad tenants. You are killing my "business" and my retirement plan that we have poured our lives into.

The condition of my properties and my personal finance have suffered greatly by your actions and decisions, not to mention the pandemic.

Landlords like myself are not able to absorb anymore of the pain and hardship of this pandemic.

We are not made of unlimited wealth. Personally I have had to absorb a job loss, raise my child from home, and some very expensive medical deductibles and bills.

I cannot express enough that I am tapped. If you try to place an additional pandemic burden on this landlord, I will be in deep deep financial trouble and will need to seriously consider divesting my properties. They are quickly becoming liability to me, if not already.

You are selling out local born and raised landlords and going to let national corporate property managing firms take over our rental stock. You are selling out local landlords and in my opinion ruining future rental properties in this state for long times to come.

This pain and my fear are very real. This pandemic has caused my family a lot of hardship, please do not legislate more pain on me,

Regards,

Kevin

Sent from my iPhone