

My name is Sibylle Beck from Salem. My husband and I have provided 20 homes for over 20 years. We own single family houses and duplexes which we manage on our own. We keep them in great condition which means repairs and improvements. If tenants don't pay the rent we can't keep up with repairs.

After the last major change to the Landlord/Tenant Law we have started to sell our rentals as soon as they become available which means the tenant is moving out. Since our rentals are single family houses they usually turn into owner occupied houses and are not on the rental market anymore.

SB 282 takes away any control from us to protect other tenants and the neighborhood where our houses are located. To abolish time limits on tenant's "guests" and how many "guests" a tenant can have would be harmful to our houses and the neighborhood.

My suggestions is to form a work committee and integrate SB 330 with SB 282.

Sincerely

Sibylle Beck
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