

The last several years there have been extreme changes in the laws for Landlords and Tenants. Each new law is supposed to help the tenant but is unfortunately just making things harder for them.

While I am a Landlord, I consider my job to be customer service based. I work very hard to build a relationship with my tenants and do my best to keep them happy. I try to communicate about issues with them in person or send a friendly letter instead of slapping them with a violation immediately. This is becoming increasingly hard to do. If I don't document and issue, it may bite me later. Because I have to be able to prove the issues are occurring.

In 2019 SB608 reduced our ability to give no cause notices to the first 12 months of tenancy. This was supposed to be a compromise between Landlords. Now we're trying to remove it all together. We are being required to enter into a lifetime commitment with our tenants. We have to be able to prove a major grievance to evict a tenant. Which is extremely hard to do with all the laws.

Many property owners are moving their assets to states like Idaho that have more landlord friendly laws. I'll be honest it's very tempting to follow suit. But I will not move away from my family and they are all here in Oregon. However, if I could talk my family into moving, I'd do it in a second. It would be a much more pleasant environment to run our business the way I want to. Oregon is far above and beyond other states when it comes to laws/regulations. We have seen the last several years they are causing a HUGE housing crisis. Instead of taking responsibility and repairing the damage, the government is forcing more and more regulations continuing to make it worse.

My concern which is the same as many, is that as laws continue to get stricter, there will continue to be less properties available to rent. Landlords will continue to become stricter on their policies and will take less and less chances on tenants that don't have a perfect application. Housing will continue to become harder to come by and this will drive up rental prices higher than they already are. The people that are struggling with Rental Homes are the people that need the rents to stay low and need a Landlord to take a chance on them. But they will unfortunately be the ones to suffer. All of these laws are hurting them instead of helping them.

Please consider the fact that in an attempt to more highly regulate landlords the average, everyday tenant is being harmed in many ways and preventing landlords like me who care about the people in our homes the ability to work with a tenant and give them a chance.

Thank you for your time,

Kimberly F. Nasset

Rental Manager and Owner at Satter Homes and Offices