Submitter:	Richard Ray
On Behalf Of:	
Committee:	Senate Committee On Housing and Development
Measure:	SB799

I am a new landlord in the Portland area. If this proposal is approved, I plan to stop renting and move into my rentals instead. The rules and regulations related to tenants in the Portland area are making it untenable to remain a rental owner and I am not in a financial position to provide rentals when tenants can avoid paying rents without consequences.