

Submitter: Josephine Shotola

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB799

We are experiencing a housing crisis, but landlords can help by providing housing. Landlords want to provide housing, but in most cases, it is an investment, not a charitable endeavor. Not trying to be politically incorrect here- just honest. A great portion of landlords are like me, a private landlord with a day job. The rental housing we own is a large portion of our investment portfolio for our retirement. We are sympathetic to others housing struggles, but we can't afford to provide housing without rent payments. Covid was extremely hard on everyone, including housing providers. In certain circumstances, we had to go almost a year with no rent being paid. This almost seems discriminatory towards those owning the property. The assumption was made that landlords have more money than tenants, so the tenants were allowed to live for free. It hurt. Everyone has a responsibility to pay the bills they incur. The tenant rents a place, they know the rent due and the day it is due. The housing provider has an expectation that the rent will be paid. If you feel the tenants need more help in finding financial help,...then the state should provide that help by paying the rent for that tenant- timely. The proposal is to allow 60 days- 2 months- for the housing provider to wait for the tenant to pay. That is draconian to expect the housing provider to suffer financially for that long. We can't afford it either. Covid has shown all of us new experiences. It was hard for the landlords. Tenants were protected from paying rent timely. Tenants were allowed to house unauthorized guests. We all got thru it, but it was not optimal for the landlords. We could only monitor tenants behavior. We couldn't enforce unauthorized occupancy, we could not act on non payment of rent and we could not ask a tenant to move if we had concerns in the first 12 months. Housing providers have 1 purpose, provide housing. We have a responsibility to protect other tenants and neighbors from unauthorized occupants. We have a simple expectation of receiving rents timely each month. If there is concern regarding the ability to pay rent, perhaps the state can offer rent assistance. Perhaps the landlords can apply for assistance directly on behalf of the tenant if the tenant fails to pay. But as stated earlier, we all have bills to pay. Tenants are responsible to pay rent. If they fail to pay, they must be replaced by another tenant who does pay. If landlords are forced to wait at least 60 days for payment with the risk of never being paid, larger deposits will have to be charged on move in. We must mitigate our risk. It will be quite expensive for tenants to secure a place. I oppose SB799. Thank you.