

Submitter: Lynn Barton

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Last year I helped a single mom with her yard sale. Two of her friends came to help, both single moms. Both were wondering how they would be able to stay in their rental homes since the rent had been jacked up.

I bet you think I'm going to say that's why we need SB611. Au contraire! Oregon continues to enact laws that punish landlords and discourage them from continuing. I personally have thought about it to supplement our retirement income, but after COVID, where landlords couldn't require rent to be paid them, but had to continue to pay their own expenses, on top of all the regulations that make it impossible to rent to someone I would feel safe renting to, I decided not to. I can't afford your regulations!

The reasons these poor moms had their rents raised so high was because Oregon had already enacted a law limiting rent increases. That essentially forced (or at least incentivized) landlords to raise the rent the maximum amount every year, because that's all they are allowed to do and it's their only protection against future possible large cost increases.

Please think about how human beings react to your laws and policies. Further restricting and punishing landlords will only discourage rentals.

I knew several people who rented below market for many years, because when you have a good tenant, you want to keep that person. But now that is too risky already, and this law will make things worse.

Please stop writing bills as if the landlord is the enemy. Incentivize landlords, and you will get more rental properties at lower prices because of more competition. Punish and restrict landlords, and you will get the opposite. It's just common sense.