

Submitter: David Francis

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

My name is David Francis and I own a 4-plex in Forest Grove, OR, that I purchased in Oct 2017. If this bill passes, it will make it impossible for me to remain a landlord/owner. I lose money every year on this place after all of the associated costs of a Mortgage, insurance, repairs, warranty, licenses, etc... If I have a tenant that refuses to move, I will be unable to maintain the costs associated with owning this place. If I have to pay all of the expenses associated with eviction if this bill passes, I will lose not only the rental properties but my home as well. There is no way I can afford to pay the fees to the tenant, with no guarantee they will move, then the court and legal fees required to get them out to open the unit to be rented. You will also be forcing me to accept every tenant going farther and farther behind market rent which would make it difficult to keep up the maintenance requirements to keep the units livable. As costs go up, how do I stay afloat? I work very hard to ensure all repairs are done immediately and upgrades continue every year so there are no unforeseen issues.

In my opinion, you will be forcing small landlords like myself to sell our properties to the people that will have enough money to not care, large corporate companies. These are the companies that do the minimum for repairs and upgrades do not happen. There is a minimum level of care and they will only maintain that level. Some retired citizens are using these rental properties as their income. How will they be able to maintain any level of security if they are unable to keep up with the repair costs, or worse a tenant that refuses to move? The increasing costs affect owners/landlords just as much as it does the tenant, it cannot be something that is placed on owners with no way to recoup those costs.

Please do not allow this bill to pass. This will be terrible for half of the people involved, this is not balanced but one-sided and it will ruin the small landlord/owner in Oregon.

Thank you,

David Francis