

Submitter: Melody Luelling

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

First SB608, then all the HB and SB for COVID-19 and now this!  
NO, NO AND NO!

This is being sold as a way to help the tenants and stabilize housing. However, given the 4 years since SB608 passed, nothing could be further from the truth. None of these Bills have helped stabilize housing. If anything, it has made it worse.

On a personal note, since the passing of SB608, I have raised rents every year, with the exception of 2020 because I felt I had to knowing that this day would come when once again the legislature would reduce the cap for rental increases. And guess what here it is!

When SB608 was passed, we, as housing providers were told to "go along" and that this bill was the "best case scenario". "It could have been much worse" Well look where that got us? To this. More regulation, more government taking our property rights away. All of this After Tina Kotex told the rental owners liaison that since SB608 was the most change to landlord/tenant law in 30 years, that she would leave us alone. I guess that was just another politician lying to get her way.

We view our tenants as our clients/customers and service them as such. However, SB611 would require us to micro manage our tenants. Send them a notice for each and every infraction so that when their lease is up, we have the option of not renewing it. How does that help a tenant? If a tenant is doing what they agreed to do per the rental agreement, than everything would be great. But we all know life doesn't work that way. So, all of the good tenants that might make a mistake here or there, are going to be punished.

None of this makes sense in the least. You are trying to punish a few bad eggs and catering to a the minority of tenants who know how to work the system. I'm not evening address the catastrophic mess that came from the governs desk during COVID. I'd be happy to fill you in sometime. If I thought it would do any good. Just like with this testimony, it falls upon deaf ears and you will listen only to your side of the isle with no consideration for the people putting their hard earned money at risk by investing in housing and trying to do the right thing. Just lump us all in the same pool and call us what you think we are. Evil, rich housing providers trying to take advantage of the poor poor tenant. WHICH IS COMPLETELY WRONG AND MISPLACED!

In closing, let me thank you for a few things.

Thank you for forcing all of us to manage our properties as a business and not to be

open to dealing with tenants needs and issues on a personal level.

Thank you for forcing me to raise rents every year.

Thank you for making those who wish not to be governed by your rules, to sell their properties. It helped my real estate business.

Thank you for caring so much for the State, you know best for all of us!

**STOP THIS MADNESS!!**

Melody Luelling