

No on Senate Bill 611

March 23, 2023

My name is Terry Vollertsen. I am the owner of American Rental Services, LLC. I've been in the rental business for over 50 years here in Oregon and have had rental housing in Portland, Warrenton, and now in Bend and Redmond.

Over the years I have seen Oregon become an anti-landlord state instituting more and more restrictive and punitive regulations on landlords. It seems as if there is no end to it and now you are trying to bring in even greater restrictions all the while scratching your heads and wondering why there's less and less rental housing available.

I'm a small operator and with the ever increasing property taxes, fire insurance, utilities and all the landlord restrictions and penalties I've about had it. We are down to a 3 to 4% profit margin on our investment. If this bill does pass I'm done and will pull the plug on all the rental homes that I own.

Sincerely,
Terry Vollertsen