

Submitter: Harlow Vernwald

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

No property owner should be submitted to rules that infringe their property rights. These rule changes are infringing the rights of responsible property owners and creating a disaster for responsible tenants. No renter should have the right to hold a property they do not own hostage and extort money from the owner to gain the property back. This is extortion! The state should have no right to dictate the use of investment homes unless they impact health, safety, local land use or zoning ordinance.

By creating unequal rules and regulations the state is extorting money from American property owners and dictating the use of property by creating infringements of such rights!

The rule changes create an environment where tenants don't have to take accountability to pay rent, take care of the home and get to dictate, extort and hold properties hostage.

Landlords should not have to pay a problem tenant to vacate a property nor should they carry the burden to pay a tenant to vacate because they would like the right to their property back. Most landlords are making very little over the cost of owning a rental home as it is.

Because of the changes in landlord / renter rules - Renters are dealing with less housing, higher rents and homes that are less likely to be upgraded or maintained at a higher rental amount.

Landlords are dealing with less qualified tenants, loss of rents, property damage, less money for upgrades and higher liabilities which in turn are passed on to all renters with the landlord still barely breaking even. What happens if a landlord doesn't have thousands of dollars to pay a tenant to get their property back?

Most landlords are responsible and take care of the needs of the property and tenant as the rental is their investment and sometimes their only income - Again what happens if the landlord doesn't have thousands of dollars to pay a tenant to vacate? These rule changes are taking away the rights of property owners and creating a burden on a property owner's investment choice creating a loss for both renters and landlords.

Every landlord would like to have a good tenant in place who takes care of their home and pays rent on time which helps cover the cost of mortgage, taxes, insurance, repairs, maintenance and upgrades for the tenant. Not all landlords are rich which this bill and past rules changes imply.

The change in rental laws has created higher rental rates to cover the cost of bad tenants and has created an entitlement of renters to live freely leaving many

landlords in debt and/or with no choice but to increase rents, sell or be foreclosed on. The rule changes are creating an adverse reaction to what the rules implemented are trying to achieve.

The state should have no dealings in the affairs of property owners and how property owners conduct their management of their units unless health or safety rules are violated.

The rule changes should be abolished and returned pre 2017 with only 1 increase per a 12 month period and a 90 days notice for lease changes / rental increases. No property owner should be submitted to rules that infringe their property rights. These rule changes are infringing the rights of responsible property owners and creating a disaster for responsible tenants.

NOTE: With each rule change it takes renters further away from becoming homeowners, almost as if the government is creating rules to keep renters, renting. OR these rules are created by people who have never owned a home, investment and have no economic impact knowledge.

It's time to look at the reality of those making the rules and why. Stop implementing rules and ideas that only affect a few, by doing so you are creating issues for all.

Harlow Vernwald
Portland, Oregon