

Submitter: Leslie Brooks

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

We have been providing a housing rental to Portland residents for over 15 years. We have one rental- our former home- and only in the past few years has the rent we charged even paid our mortgage. In years prior, we lost money every month. The penalties and rent increase restrictions might make sense for big businesses, but not for people like us. Landlord payment amounts to tenants for landlord-cause termination are already exorbitant; to increase this amount threefold is outrageous and will be the final straw. We will sell in order to avoid these penalties. We keep our rental in beautiful condition (which costs thousands every year due to tenant damage) Why are we being punished for providing much needed affordable housing? That will be one less rental on the market that is already rental-poor. The regulations inflicted on small business landlords dis-incentivize owners of rental properties, and create an unnecessarily adversarial relationship between tenants and landlords. This law also incentivizes property owners to raise the rent as high as possible in order to recoup the eventual enormous losses due to relocation fees. This bill also encourages landlords to do the minimal repairs in order to save money. It's a foolhardy plan that will create unhappy landlords, unhappy tenants, and a even greater shortage of rental properties, further stressing Portland's already limited rental market. The bill essentially will legislate Portland out of having anyone willing to be a landlord. We need more rentals on the market, not less. Your bill will result in a mass exodus of landlords out of the rental market, leaving Portland renters with even fewer options. We ask that you vote no on SB611.