

Submitter: Andrew Wenzlaff

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I've been a housing provider in Portland for 10 years. I live in the same house with my tenants.

I moved to Portland 17 years ago because I loved the character of this town. It had a "community" feeling, what I'd been looking for my whole life. The backbone of this community character was "community houses," houses with live-in landlords where people unrelated genetically could live together. Often they would work on house projects together, plant gardens and cooperate in a myriad of charismatic ways. This is what made Portland an incredible destination, a place a person would want to live.

When I bought my house I wanted to replicate the "community house" that so inspired me. This worked at first, but since you passed more and more anti-landlord laws, it just stopped being possible. I can no longer safely and efficiently curate a household of like-minded team players. I can no longer be a landlord who offers a cool and affordable place to live.

Specifically, the rules that make it impossible for me to live my dreams are:

- The 3-month lease termination for no-fault. This means I could be living in my house with a rude or even dangerous person for three months.
- Relocation assistance. This one is especially problematic because although resident landlords aren't required to pay it, there's a booby trap within the law stating that if resident landlords don't inform tenants about it in a particular way at a particular time, the tenant suddenly has cause to sue for much more than the relocation assistance amount (which is too high in the first place.)

Anti-landlord laws make landlords want to leave Portland. This makes the rental market bad for tenants too. Fewer and fewer affordable rooms in shared houses are available because landlords are too scared to offer up their spare room. This hurts the overall "character" of Portland, making it a less desirable place to live.

I'm writing you to not only oppose any new legislation that will increase the difficulty of being a landlord, but also to beg you to put a program in place that will help resident landlords. If you're going to penalize us for the way we write our leases or our lease terminations, you should proactively inform us what the rules are, provide us with lease templates, give us counsel and provide exceptions to laws that shouldn't apply to us (ie the 3-month lease termination rule).

Your anti-landlord laws have hurt my small business and destroyed my dreams. I'm no longer going to be a resident landlord in Portland. What you need to do is HELP

resident landlords instead of lumping them in with ALL landlords.
Stop making anti-landlord rules thinking it will help tenants. It won't.