

Submitter: Eugene Grant

On Behalf Of:

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Rent control on annual rent increases perversely motivates landlords to consistently increase rents as much as possible to avoid falling behind the market rate and being unable to catch up in the future due to the annual limitations. Price controls are ultimately ineffective and counterproductive for many such reasons including most of all creating scarcity by distorting market conditions. This is a principle of Economics 101! The last thing we need is greater scarcity of rental units in Oregon.

Regarding compensation for landlord caused eviction, landlords quickly learn that tenants can and do cause serious problems that are virtually impossible to evict for cause. They can and do adversely affect other tenants quiet enjoyment and such problems often are chronic in nature. Tenants can be manipulative and dishonest in their efforts to game the system and avoid eviction for cause. Tenants will threaten the landlord and other residents and generally make life miserable while carefully avoiding any evidence sufficient to evict for cause. Tenants often testify falsely in court to avoid eviction.

Any owner of multi unit property like me learns from experience that termination and eviction without cause is the best remedy for such problem tenants. Landlords don't evict tenants without good reasons. The lost rent and renovation costs are high for any tenant turnover and the process is stressful for everyone. Requiring payment of greater compensation of three months rent exacerbates an unfair violation of the owner's' property rights that increases the ability of tenants to chronically abuse landlords and their neighbors.

Being a landlord is a difficult job involving managing tenants of all kinds including many who are exceedingly difficult and manipulative people, who make life miserable for their neighbors as well as their landlords. Owners deserve the right to terminate such problem tenants without paying compensation. The for cause eviction remedy is insufficient for such problems based on my over 25 years of experience as a landlord of multiple units. Theory and practice are different. As a practical matter, the no cause eviction is an essential remedy to deal with problem tenants.

If you practically take the remedy away by requiring high compensation then you are only going to increase the scarcity of rental housing because fewer people will be willing to take in the problems of being a landlord in an unfair legal environment. If you really want affordable housing then don't increase the burdens and disincentives on owning rental units. Enact laws that will incentivize development and management of rental units. Penalizing landlords like me is counterproductive. I am a typical mom

and pop landlord of units that provide much of my retirement income. I worked hard to acquire and manage these units. I deserve fairness and respect as much as my tenants do. I should be able to evict problem tenants without having to pay them compensation. Please respect my property and contractual rights so as to incentivize development of more affordable housing in our state.