

From: [Jordan Ohrt](#)
To: [HHS Exhibits](#)
Subject: SB 608-opposed
Date: Tuesday, February 19, 2019 3:16:21 PM

Hello Chair Keny-Guyer and Committee,

Senate Bill 608 is well intentioned but is going to have some drastic long term unintended consequences. I am coming at this from two angles:

1. As a Realtor for going on 8 years in the Willamette Valley, I work with lots of people including investors. The more constraints you put on good landlords the less likely they are going to be able to accommodate and take a chance on “iffy” tenants. You will limit their abilities to give tenants leeway and that will only make renters suffer. I have also been told landlords are willing to sell their single family homes rather than deal with more regulation put on them. This will further the supply issue of rentals homes when these houses are then put on the market and sold to home buyers.

Why not come up with solutions that would entice landlords to not drastically increase their rents by giving them a discount on their property taxes? Also, do you know how much damage can be done to a house in 90 days? Do you know how many landlords are going to be stuck not only giving renters one month's rent, but also not getting all the money they are entitled to for those 3 months? Do you know how hard it is to evict a bad tenant if you take away no cause evictions?

There are bad landlords and I agree that we need to protect renters, but the pendulum has swung in the completely opposite direction and you have given a lot of power to renters. There needs to be a balance.

I know that coming up with creative solutions is a bit more time consuming but what you are proposing is not going to work.

2. I am currently a city councilor for the City of Stayton. I do NOT speak on behalf of the city nor the council- with that said, the legislative erosion of local home rule authority is a concern. My town of 7,800 people east of Salem is NOT the same (no where near) as bigger cities like Portland and the landlords of my area should not be punished because of what some are choosing to do in those areas. On principle this further limits how myself and my fellow councilors can do our jobs and is a blanket knee jerk reaction to a multifaceted problem.

I urge you not to pass Sb 608 and help us come up with better solutions to this issue.

Jordan Ohrt
Real Estate Broker
Your Friend in the Real Estate Business
John L. Scott
725 Commercial St. SE
Salem, OR 97301
Direct: [503.910.9219](tel:503.910.9219)
Office: [503.585.0100](tel:503.585.0100)
JordanOhrt@JohnLScott.com

JordanOhrt.JohnLScott.com

Licensed in Oregon

Sent from my iPhone