

Rosenberg Corey

From: Joan Frank <joanf@vom.com>
Sent: Tuesday, May 02, 2017 12:42 PM
To: SHS Exhibits
Subject: Rent Control - Bad for Good Landlords

Dear Senators,

I'm a landlord in Oregon. I purchased a very sweet little house to rent out and **my goal is to keep it in excellent condition and provide a nice home at a reasonable rent to one family.**

I am able to continue providing this to my tenants if I am not under rent control. I have seen what happens in places like San Francisco and Santa Monica.

If there is rent control, property owners have no incentive to keep their homes in good condition for renters... and that ends up hurting renters quite a lot!

It also completely takes a way the incentive to purchase property and rent it out. Why would anybody want to rent to anyone with so many negative conditions put on a landlord?

Not only would rent control hurt property owners and eliminate any reason to buy property to rent, it would destroy people's chance of finding good homes to rent and live in.

There would be far fewer properties available to rent, and landlords would not want to keep them repaired. It costs too much!

I had friends in Santa Monica and in San Francisco who rented in these areas and their places were in terrible condition... mold was growing, doors were falling off, windows were broken, and the list goes on. Anytime they called and asked for service, they were ignored... because **rent control makes it hard for the owners to afford upkeep.**

I can understand this too — if I had extreme **restrictions placed on my property, I'd have less money available to fix it up.**

This also **sets up very bad relationships between tenants and owners and a lot of disharmony.**

The negative ramifications of rent control are far reaching.

I know A LOT of property owners who are good landlords and we are all offering our properties for rent at reasonable rates. We do NOT want to gouge our renters.

We want them to be happy so they will stay.

We are just providing them good homes and keeping them up so our property remains in good condition. Don't destroy our lives as property owners and tenants and our buildings and our relationships with our tenants!

Stop rent control in Oregon before it wrecks millions of us on many levels.

Believe me, as someone who has rented, has friends who have rented, knows current renters and now owns a little house that gives my tenants joy — RENT CONTROL DOES MORE DAMAGE THAN IT DOES GOOD.

Thank you for your consideration,

Joan Gale Frank
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