

Rosenberg Corey

From: Ron Quiring <rquiri@gmail.com>
Sent: Tuesday, May 02, 2017 11:09 PM
To: SHS Exhibits
Subject: testimony for Public Hearing for HB 2004

Below is testimony I would like included for the 1:00PM Wednesday 5/2/17 public hearing on HB 2004.

I have been a Mom & Pop landlord in Oregon for 25 years. Regarding housing, the big problem we face in Oregon is too many people are moving here relative to the amount of new housing coming on to the market to accommodate them. This supply/demand issue is what's causing rents to go up. **The ultimate solution to today's housing 'crisis' is to fast track the construction of new units.** Unfortunately, the development process has gone in the wrong direction: it has become more expensive and cumbersome over the years, and the leadtime for development has lengthened. **We need to declare a crisis in the development and building environment which would allow temporary changes in the development process which would enable developers to bring units to the market faster.**

Regarding HB 2004 specifically:

1. Rent control is a very bad idea for this reason: It goes against market principles, and over the long term it distorts rental rates for areas and for individual units. Paying for tenant's relocation expenses is an equally bad idea. The answer is to build more units more quickly!
2. And regarding the idea to do away with no-cause terminations: **this is THE MOST TOXIC IDEA I can think of for the landlording business.** The way the laws are written it would be virtually impossible to get rid of a tenant EXCEPT under these conditions: 1) non-payment of rent and 2) 'outrageous conduct' (which basically means a tenant either shoots someone or burns the place down). For example, the way the laws are written now, if you have someone who is intentionally causing damage or disruption it will be virtually impossible to get rid of that tenant. IT IS NOT REASONABLE TO DISALLOW A LANDLORD THE RIGHT TO GET RID OF A BAD TENANT. THIS IS SUCH A DANGEROUS LAW. If this law goes into effect, about the only right a landlord will have is to raise the rent annually as per the regulated amount. Over the past few years, there has been a decidedly steady and significant erosion of landlord rights in Oregon (all to the benefit of tenants). Enough is enough! - if this law goes into effect I'm going to sell my units (which will have the effect of exacerbating the housing crisis), and I can guarantee you that other landlords will follow suit. I religiously attend the Washington County Landlord forum, and I have already talked to one person who has decided to sell her house rather than rent it out.
3. Oregon's Landlord/Tenant laws are so complicated and so favor the tenant, that increasingly landlords need to keep a lawyer on retainer to limit legal liability. I'M NOT KIDDING YOU. With changes in the landlord/tenant law over the past few years the risk of legal liability has skyrocketed. An ever increasing portion of rent revenue now goes to paying legal costs, and this bill will only make legal liability and costs much more acute for landlords.
4. By enacting these policy changes you will make an already unfriendly business environment even more unfriendly in Oregon. It should be no surprise that project funders are starting to say "NO" to funding development projects in Portland.

Please don't contribute to Oregon's increasingly anti-business climate by supporting the enactment of this proposed bill. Over the long term, the only effect will be to slow down the growth of Oregon's economy and increase our already significant anti-business climate. **Enacting this legislation will also have the effect of lowering the number of units available for rent as landlords like me decide to get out of the business or leave the state.**

Thank you for your consideration.

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