

I am a “small-time” landlord in Lane County managing three properties and am a member of the Rental Owners Association who regularly attends meetings and classes to stay informed of current law and issues. I strive to not only manage our properties appropriately under Oregon and federal law, but also maintain good relationships with my tenants while protecting my property owner’s interests.

Please do NOT pass this bill as the risk and burden placed on landlords is unfair when dealing with poor quality tenants. We need to be able to serve No Cause notices when tenants have a continuous problematic pattern of not paying rent, damage to property, unpleasant/angry communication with property managers and/or other reasons.

Under this new law, tenants could easily “behave” until after the first 6 months of occupancy so they get locked in to property regardless of their behavior as we could no longer serve No Cause notices.

If rent control is implemented, then landlords will find other ways to compensate for their losses when property taxes increase and mortgages need to be paid. Have you seen what has happened in San Francisco with rent control? What they thought would benefit the lower class actually ended up helping the wealthy instead. <http://www.nytimes.com/2012/02/17/us/san-francisco-rent-control-and-unintended-consequences.html>. The smaller landlords close their doors, reducing the number of properties available to rent, and with the basic laws of supply and demand, the remaining properties, owned by the large business-owners, become more expensive.

“Voters approved rent control in 1979 to help preserve communities by limiting rent increases, a threat to working class and lower-income tenants. However, a new city analysis shows that for the first time upper-income households (annual incomes over \$107,000) outnumber the poor (incomes under \$35,000), 29 percent to 27 percent. And rents for vacancies average \$2,600 a month, a record high.”

Portland tenant groups are advocating for the same disaster here in Oregon, not realizing it will have a reverse effect.

PLEASE VOTE NO ON HB 2004-A!!! Passing this bill will ultimately harm, not benefit, the population seeking its passage.

Sincerely,

Nicole Schultz