

From: Barry Schweigert
To: [SHS Exhibits](#)
Subject: Testimony HB 2004
Date: Thursday, May 04, 2017 6:42:17 PM

Good Morning,

My name is Barry Schweigert, I thank you for taking the time to hear my point of view on this piece of proposed legislation. I am an individual that owns single family residences that I make available for rent in the communities I reside in. More specifically Junction City, Harrisburg, Monroe, Corvallis and Eugene. I have a great deal of my personal capital invested in the purchase and maintenance of my rental properties. I take pride in the properties I own. I allow people to occupy my property for the purpose of them having a home. Whether it be Singles with or without children, Couples with or without children they are all eligible to rent my properties. I have clients who have rented my properties for as short of time as 6 months to some that have rented from me in excess of 10 years. In order to acquire cliental of this caliber I spend a great deal of my time and money to gather as much information about the applicants as possible. I abide by all the points of the current Landlord – Tenant law in place in our state. I am not alone in this description of who Oregon's Landlords are. I would ask you to consider two important facts about what I and other Landlords provide. 1.) we allow tenants to occupy our properties for a very low financial commitment. My property valued at \$200,000 will rent for \$1500 a month and move in deposit would be \$1,500. This deposit even if doubled would still represent just a 1.5 % deposit to value of the property I am providing. To bring this to a more comprehensible example, this is like you having a \$60,000 vehicle and you are willing to rent it out with a \$900 deposit. You can see it would be very easy for someone to do more than \$900 of damage to your vehicle. We have complete homes with plumbing, heating, cooking facilities that are subject to peril. Now wouldn't you like to be able to take your vehicle away from your renter before they do anymore damage? This is what we are able to do now under current law. If you take that tool away from us, as Landlords, we will have to make the playing field more equal. The options we will have to use to make it a level playing field between the owner and the renter will be, 1.) increase the deposits – this will exacerbate the problem you are trying to address -more will not afford to rent our properties. 2.) Landlords will no longer be interested in making their properties available for folks to rent. Do you have any idea how many homes are provided for others to live in by myself and like-minded Landlords in the state of Oregon? I don't know either, but do you want to find out? I would venture you do not. Because if only 50% of the private Landlords chose to take their properties out of the rental market there would not be enough space available for them to rent.

Again I would like to thank you for your time and to listening to what I had to say about this change in Oregon's Landlord – Tenant law.

Barry "Big Bear" Schweigert