

Submitter: D Ables

On Behalf Of:

Committee: House Committee On Rules

Measure, Appointment or Topic: HB3974

As a small business owner my husband and I were unable to save money or set aside a retirement and have always lived project to project just to stay in business. Thru the years we managed to purchase a handful of single-family rentals all located in Oregon that will hopefully allow us to retire at some point. We work hard to take care of our properties and make sure the tenants that live in them are happy. That requires being able to set maintenance money aside for future painting, roofing, appliance replacement, etc. just like anyone who owns property does. Every time the State of Oregon puts new regulations on the landlord it costs us money and how can we possibly keep the property safe and the rent as low as possible with the extra costs not to mention the property taxes that continue to skyrocket. As a business owner I recognize that to stay in business one has to make a profit and the company we use to check out the prospective tenants needs to be able to profit as well. I do not feel like they overcharge me for this screening service and trust they have set a fair rate. Our screening company's charge is passed onto the potential tenant without an upcharge, and I am not profiting on it. I cannot imagine telling any company how much they can charge. Why would it be any different for a screening service company? Only the business knows what is needed to stay in business. Market competition is what keeps over pricing in check. It seems to me there are plenty of programs or non-profit organizations that can help a tenant who cannot afford the money (in our case \$48) to apply for a rental. It seems like the State of Oregon is overstepping again. It is important to us to screen our applicants because of all the regulations Oregon has imposed on us making it hard to remove tenants who do not pay or damage property. This ongoing need for the State of Oregon to overregulate the landlords can lead to no good. It leads to slum lord properties or big business being the only ones that can afford owning rentals. All we are trying to do is live our lives in moderation and we are trying to have good will toward our fellow Oregonians. This also leads to the rich getting richer and the middle class becoming dependent on the State.