

I am not one to always complain about the government, but I will make an exception when it comes to Oregon SB282! The occupation of landlord can be trying even in the best economic times not to mention the past year or so of what we've had to face! This bill will only exacerbate the situation by making it that much harder to collect rent that is in arrears and add additional problems by having essentially; non-paying, non-rental agreement tenants that your bill would now consider "guests" if this bill becomes law. The particular section of this bill that eliminates the duration and number of "guests" a tenant can have living with them is not only unfair from an economic standpoint as a landlord, but also becomes a health and safety issue as well as a "Wear and Tear" issue on the building itself. More people in a building designed for a set number becomes problematic in a public health issue as well!

My wife and i purchased these rental properties for investment reasons. We are small landlords (2 duplexes; 4 rental units total) and have always treated our tenants and properties with the utmost concern and care. We have put over \$35,000.00 in improvements on both properties over the last 3 years including all new Hardiplank siding (the loan on the siding will not be paid off until 2027) and internal improvements and upgrades regarding flooring, carpeting and appliances, not to mention the everyday emergencies that occur! We make roughly \$30,000/ year total on all 4 units. This income is 1/3 of our total income. These properties are also our retirement nest egg. Please DON'T make this unfair bill into an unfair law! This will force us into a difficult decision of either selling the units or by making large rent increases to cover contingencies from this bill. We don't want either!