

Submitter: Pamela O'Brien
On Behalf Of: Self
Committee: Senate Committee On Housing and Development
Measure: SB611

We are owners of a home that we rent out in Bend, OR. We have found it very difficult to be a landlord in Bend. We use a high quality management company and do everything right -- keeping the home in good shape, asking a reasonable rent for a well-kept property and not raising the rent for several years during COVID while rents were skyrocketing. We found that despite our best efforts and very fair rates, we are taken advantage of. A tenant did not pay his extremely low portion of the rent for several years and left owing several thousand dollars. When he was encouraged to request assistance from the state, he was denied since he did not rent by himself but had roommates. The latest tenant has decided that the house needs additional decor despite having toured and accepted it in its excellent condition and they are now asking that we purchase additional items despite the fact we lowered the rent for them, removed the lawn care charges and allowed them to take on the lawn care as per their request (something we have never done,)

I do not feel comfortable with a cap on rents for private properties. The market is extremely volatile and I feel it is unwise to place income restrictions on landlords. Our costs go up right along with the rents and without sufficient rent, we cannot or will not want to maintain high quality rental properties in Oregon.

Well cared for rental homes are an important part of a community and by adding restrictions, you are making your state less desirable for investment and potentially decreasing the amount of available housing. With interest rates rising, I think Oregon would want to encourage investment in rental properties rather than deter them since it is likely that many people are not able to purchase a home at this time or are holding off hoping that rates and prices might go down.

Thank you,

Pamela O'Brien