

Submitter: Marie Chisolm
On Behalf Of: None
Committee: Senate Committee On Housing and Development
Measure: SB611

Hello,

I am a small business owner, an Oregon landlord, that has been providing rental housing for over 10 years.

My husband and I do not have a pension and need a source of income since we will never save up enough to be able to comfortably retire. We now have a few rentals in Oregon, some of which are single family homes and with the proposed bill SB 611 we are very seriously considering selling these single-family residences, which will likely result in them being removed from the already scarce rental pool.

When rent control was initially implemented in Oregon we did sell a single family home thinking the bill was very restrictive and now, SB 611 is even more restrictive.

Landlords suffered extreme losses due to the COVID eviction moratorium and I am sure many of these landlords are opting out of the small business of being a landlord.

Then add this new bill and Oregon will lose even more rental properties. If you increase the supply of rentals this will NATURALLY bring rental prices down. My suggestion is to provide incentives for landlords, this will encourage them to provide more rental units.

Making the rental laws more restrictive will not work in the long-term.

Changing the law so that when a tenant has lived in a rental for over 1 year a landlord is forced to pay a tenant THREE (3) month's rent to get their property back, for the limited reasons we are allowed, is GOING IN THE WRONG DIRECTION.

This will not solve the housing problem in Oregon.

A landlord never wants to have a good tenant leave.

It seems like lawmakers think that all tenants are good and all landlords are evil. I am just a small business owner trying to run my business, trying to live the American Dream of business ownership,

I am a good person.

I have had tenants cause thousands of dollars of damage, not to mention lost income for my business while I repair the unit & unbelievable amounts of stress.

These tenants were not good people.

Please don't make the laws any more restrictive for landlords, you will only reduce the number of rental housing units.

Encouraging landlords to offer MORE housing units is the answer to the housing problem.