

March 18th, 2025  
Senate Committee on Housing and Development  
Oregon State Capitol  
900 Court St NE Salem, OR 97301

**Re: Support for SB 722**

Chair Pham, Vice-Chair Anderson, and Members of the Committee,

My name is Joe Loos, and I am writing in strong support of SB 722 and SB 611 to address the housing instability, discrimination, and financial hardship that renters like myself face every day.

Like many Oregonians, I struggle to afford my home due to rising rent prices and limited work opportunities. Even beyond affordability, I have experienced unfair treatment from my landlord, who selectively enforces rules against me, such as parking restrictions and limited storage access. When I challenged these practices, I was met with hostility and an attempt to shorten my eviction notice period to just 60 days.

These kinds of practices are not isolated incidents—they are happening to renters across the state, forcing people into difficult, stressful, and often untenable housing situations. Without rent stabilization, tenants are left vulnerable to landlords who use rent hikes as a tool to push people out. The fear of retaliation, eviction, or sudden rent increases creates a constant state of uncertainty, making it impossible to plan for the future.

This is why SB 722 and SB 611 are critical. SB 722 would extend rent stabilization protections to thousands of Oregonians by reducing the new construction exemption from 15 years to 7 years, ensuring that more tenants are shielded from excessive rent hikes. It also prohibits the use of price-fixing AI software, which has been used to artificially inflate rents, putting even more pressure on struggling renters. SB 611 strengthens rent stabilization laws, ensuring that families and individuals can remain in their homes without the constant fear of unaffordable increases.

Rent caps and tenant protections are not just policies—they are lifelines for working families and individuals like me who want nothing more than a fair chance to maintain stable housing. Without these protections, more renters will be forced out of their homes, worsening Oregon's housing crisis.

It is time for Oregon to prioritize renters and ensure that housing remains fair, stable, and accessible. I urge you to act now and support SB 722 and SB 611.

Thank you for your time and for your commitment to protecting Oregon renters.

Sincerely,  
Joe Loos