

Date: March 24, 2023

RE: SB 611

As a registered voter, resident of the State of Oregon and property owner, I oppose Senate Bill 611. It does not represent a balanced and fair exchange between tenant and landlord. While I am supportive of common sense rent increase controls, I am **NOT** in favor of paying triple the relocation fees for tenants when a landlord needs to repair, sell or have family move into their property.

1. Most important, the property belongs to the landlord; not the tenant, and not the State of Oregon.
2. Tenants are required to give just 30 days notice, while a landlord is being asked to give much longer notice and now perhaps triple the relocation fees, if SB 611 passes. **This is not equitable.**
3. In nearly 50% of the rental experiences, the rental is left in unsatisfactory condition requiring expenditures that often exceed the deposit to remedy damages.
4. Inflation has increased costs associated with maintaining a rental. These costs include utilities, garbage service, taxes, insurance, repairs, supplies, and auto mileage costs as well as roofs, paint, heat pumps, carpeting, flooring, appliances, and a hot water heater.
5. Negligence increases operational costs. We recently had a tenant with a handicapped son who needed an emotional support companion dog. The dog pooped, peed and scratched throughout the house causing damage beyond the deposit both inside and outside to the tune of nearly \$14,000. In another situation, a tenant failed to notice and report a toilet running resulting in nearly 25,000 gallons of water usage, which is paid for by the landlord.
 - **I adamantly oppose paying a tenant relocation fees in addition to giving 90-day notice.**
 - **I am supportive of common sense rent increase controls.**

**Mrs. Karen Rudnitsky
Medford, Oregon**