

Submitter: Joan Johnson

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I am in strong opposition to this bill. It has been my 50 year experience as a tenant and a landlord that the marketplace should dictate the rent. I have never raised the rent as much as even the law allows currently. Before rent control was introduced in Oregon my rents often stayed the same or a very modest increase. The current rent control laws and my inability to get rid of a bad tenant has caused me to have to raise my rent more than I would choose. If this new law is put in place and I now have to pay somebody three months to leave plus pay for repairs and damages. My only choice will be to push my rents up to the max every year or just sell my property and invest elsewhere. Many of my tenants have been there units for more than 10 years and some more than 20. I would prefer to reward them with lower rents and have it be more affordable. With the introduction of this law my only choice will be to break even by raising all the rents to make up for people that I have to pay to move.

respectfully, Joan Johnson