

Submitter: Virginia Farkas

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Dear Legislators,

My husband and I own two rentals and have managed them ourselves for almost 20 years. We have always kept our properties in good condition and keep the rents reasonable for our tenants. Although this bill would not impact us because we only have two rentals I feel that it is bills like this that keep us from possibly purchasing and managing more rentals to provide quality housing for renters. In fact there are times we consider selling what we do have because of all the changes in landlord/tenant laws.

Only once in all these years have I had to ask a tenant to leave. All other times my tenants have decided to move on for a new house, new job etc. They only have to give me 30 days notice. This can cause me to scramble to ready the house for a new tenant, advertise and rent. Usually my rental is empty for at least a month if not more. I like to thoroughly clean and repair between tenants so I can't show to new applicants while the old tenant is still there. My costs don't stop when someone moves out.

I don't have a problem giving a tenant 90 days notice if my son would relocate back to Eugene and need one of my rentals. I know it takes time to find a new place to live. But I think asking me to pay 3 months rent for relocation is unreasonable. I don't understand why this would be my responsibility, when the tenant could leave on me with 30 day notice.

The new restrictions on increasing the rent will likely be adverse to my tenants. I have never increased the rent to the maximum as I have had excellent tenants and want to keep them. But if these new restrictions are in place I will feel like I need to raise rent yearly to protect myself down the road.

I know that there may be a few bad landlords out there, but most of us just want to protect our investment and provide a place for renters (after all we all rented in our early lives). Deal with the landlords that don't act in good faith, but don't punish all of us.

Thank-you,
Virginia Farkas