

Dear Oregon Legislature,

We would like to offer input regarding rental housing impact and our perspective from a rental property owner and a senior citizen.

As we collectively face these unique and uncertain times it is imperative that thought be given to impacts of a Tenant Deferment Agreement. An agreement that implies (or gives) the impression of a blanket across the board rent deferment will have devastating effects on landlords.

For us, rental income is our main source of income. Elimination of rent would have a devastating effect on us. Not all tenants will require help. Some will continue to work, some will not work but be paid (teachers, for example), some will have unemployment benefits and some will have reduced hours. There should be a means to determine if job loss/hours reduction is COVID-19 related or not. Documentation could be provided from their employer stating something to the effect that no work is available.

Another area of concern is maintenance. This is an ongoing expense with rental properties and lack of income to property owners would translate to lack of funds to perform maintenance. Currently there are laws requiring property owners to perform maintenance or be subject to punitive awards. We need protection from unreasonable expectations like tenants do during this crisis.

We ask that you consider all parties involved and develop an equitable unbiased plan that tenants and landlords can work with.

Thank you,

Charlie & Linda McCown

Sent from [Mail](#) for Windows 10