

As an ORHA member, I have been asked to give feedback vis a vis your recent request for our take on recent developments as the COVID virus impacts the landlord-tenant business.

My wife and I own a property management company in Clatsop County. We manage some 60 "doors". I have managed residential property since 1970 when I was in college.

Here is what we are seeing right now:

1. Some tenants have already advised they cannot pay rent due to lay offs and similar circumstances.
2. A few landlords have offered rent forgiveness. Most for one month or so.
3. Some landlords seem stunned and know not how to react.
4. Before this hit and since SB608, quite a few HOUSES we manage have been put on market and sold, usually converting them to owner occupied which takes inventory off the market.
5. There is no way to discipline violating tenants who do outrageous acts, etc. unless it is something the police need to address. Which is very severe tenant misbehavior.
6. There is no way to protect owner rights for non-payment of rent. Courts closed.
7. There is no way for owners who have mortgages to pay to cover mortgage when tenants do not pay.
8. If owners let some tenants not pay in a complex, can they insist others do pay? Discrimination?
9. It is clear the work load for property managers is going to skyrocket for no extra pay to verify lay off situations, to investigate tenant non-payment, to seek rents that have not come in on time, and other related spin-offs of tenants not being able or being unwilling to uphold their contractual responsibilities.
10. Should property managers be compelled to enter rentals to look at maintenance requests and can property managers require plumbers and electricians and others to enter a rental not knowing if the residence is infected?
11. Can tenants prohibit work in the rental fearing someone is coming in who is sick or a carrier? (Has already happened to us)

--

Harry Grass, Property Manager
River & Sea Property Management, LLC
757 W. Marine Drive
Astoria, OR 97103
Office: 503 468-4706
Cell: 720 244-6766

