

As a rental property owner I am distressed at the HB 2004 language that would create a need for a contingency fund to be created to offset the additional potential costs of "relocations" that could be created under this bill. These expenses would come from rents as there is no other source. Thus you would be driving up rents across the board for tenants across the state. How does this help anyone?

I would like for tenants to have the option of 90 day notice on fixed term lease renewals. What I am finding with some tenants is that we are giving them 90 days notice, but they forget to make rent payment adjustments. The feedback is they would prefer 60 or 30 days notice, or maybe a reminder. I tend to agree with them, 90 days is a long time ahead of the change. I don't believe any other types of business get 90 days notice. I know I don't get that much notice for property tax changes and utility bills.

I also believe fixed term should mean fixed term. I think if the legislature wants to get rid of fixed term, they should rename it to term lease. A term lease would automatically go to a month to month lease after the term. Using the word fixed is ambiguous for both parties. I think both Landlord and Tenant should have the right to a fixed term contract for a lease, the same as for many other things in life. I also think they should have a termed lease option.

I feel that we are putting all this effort into protecting tenants accommodation, yet any tenant can be made jobless with less than 90 seconds notice in Oregon. Another issue that is affecting tenants is unpaid family sick time. My employer pays me 60% if I am sick which helps but for example my child was sick in intensive care last year and I was forced to work by her bedside. I had previously in that year taken 2 weeks off for the birth which was unpaid. As an exempt employee I was not able to make up those wages. I lost around 10% of my income last year. The previous 4 weeks prior to the birth I had been doing 60+ hours per week. My employer employs around 70k people in Oregon I believe and over 150k employees nationally.