

I work as an agent for nearly 100 landlords here in Southern Oregon. By and large these landlords own one or two rental units and have mortgages and expenses that need to be paid. Our largest owner only owns a total of 12 units. These are good people who care about their tenants and are doing everything they can to support their local economy.

We understand that many tenants are facing unemployment or severely reduced hours, making payment of rent difficult, if not impossible. We also know that the rental property owners that we represent are small-time landlords, many of whom have the smallest of cash flows from their rentals on a good month and can be in the negative in the bad months. It is undoubtable that bad months are coming.

If you take away the punishment of eviction for non-payment of rent, you take away the only stick that landlords have anymore. If rents aren't paid, mortgages don't get paid. If mortgages don't get paid, the heartless banks take over, and who will care for tenants then?

If rents aren't paid, then repairs don't get paid. Current law could put landlords in a bind with no income coming in but a requirement to continue output for repairs, etc. that can quickly bankrupt a small time landlord.

Please consider carefully not just the tenants, but also the small time landlord as you work out the state's new policies in regards to Covid-19. Rent supports, similar to HUD Section 8, that is paid directly to the landlord and is based on tenant need could be a good solution, it allows the tenants to stay in safe housing, and allows the landlords to continue to keep the housing safe and keeps the banks from taking over our vast rental market through foreclosure.

Thank you for your continued work to keep Oregonians safe.



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