

Dear Oregon Legislature,

I am a Landlord for several single family houses in Salem. I am very concerned about how the Covid-19 outbreak will impact tenants and landlords. Tenants need safe, reliable housing and Landlords need to be able to survive the financial impact of the situation to be able to maintain a stable housing market. We need Disaster Relief for both Tenants and Landlords.

For my company, the costs of staying in business during the outbreak are very high. In addition to our daily maintenance, employee salaries and service calls, we now disinfect every door handle, hand rail, restroom and all common areas twice a day. We also are practicing Social Distancing which makes everything take longer. This requires a lot of man hours and cleaning supplies. Many cleaning supplies and parts for maintenance are in short supply costing more and requiring more man hours to find and pickup products. It is very important we keep our business in operation to serve and protect our tenants, but we need income to be able to continue to operate.

We have already heard from several of our Tenants informing us that they are not able to work because of the outbreak. They are not going to be able to make their rent payments.

We want to help our tenants, but without income, we will not be able to afford to operate, now and in the future. I am asking you to please provide disaster relief to all Tenants in Oregon, that are unable to work due to the outbreak. Disaster Rent Relief should be paid directly to the landlord allowing the landlord to continue to serve the tenants. It would also allow the tenants to start even when the outbreak is over, instead of starting out behind in rent, trying to play catch up that will be difficult to recover from. This allow Oregon to maintain a stable housing market.

The other concern I have is the moratorium on evictions. We have a couple of tenants that are breaking the rules of their rental agreements and causing damage to the properties. If they pay their rent after receiving a with cause notice, it waives our right on that notice. If we collect three rent payments knowing of the violation, then the Landlord accepts the violation as part of the rental agreement. This is very complicated and needs some review, extensions or exceptions to SB 608.

Oregon is a great state to live in. With your help, Tenants and Landlords will survive this outbreak and can have a bright future together.

Thank you for listening

Richard Satter
3000 Market St NE, Suite 108
Salem, OR 97301
503-581-7276