

To the emergency committee:

We appreciate the difficult task before you with a very serious, global issue, but as a property manager who works with over 100 owners and hundreds of tenants, I am concerned how to navigate the difficult waters for both these groups.

Many of my owners expect the rent funds to come to pay for mortgages, repairs, and their own living expenses. While at the same time I understand the difficulties and stress tenants face who cannot legitimately pay their rents. To that end, I plan to make use of the Deferred Payment form provided by the Oregon Rental Housing Association and to consider carefully each request by tenants for assistance.

There should be a clear process in place for landlords to follow. Portland has a procedure that has a number of workable options.

1. Tenants are to provide proof of that their jobs were impacted by the virus, such as a letter from their employer or medical provider.
2. That landlords still be allowed to evict "for cause" such as tenants causing damage to the property or difficulties for other tenants.
3. That there be a limit of time that tenants must repay deferred, rent i.e. 6 months.
4. There should be a time period within which a tenant has to notify the landlord of inability to pay.

Thank you for your service to the community.

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