

To whom it may concern,

My understanding is there is an emergency Oregon Legislative Committee that has been formed to address the impacts of COVID-19 on the rental housing industry and comments will be received until 5 p.m. [Monday, March 23rd](#). I am submitting concerns and comments to the committee for consideration in its development of solutions that will benefit both tenants **AND LANDLORDS**. I am a landlord and our property is located at 2812 SE Glenn Street, Corvallis, Oregon. It has been superbly managed by Homeport Property Management for the past several years; email address: homeport.property.management@gmail.com.

In response to the COVID-19 pandemic, I understand Oregon state and federal lawmakers are debating whether or not to offer rent relief to the renter or the landlord. I am hopeful there will be a positive solution to the rent crisis we could be facing, and if the government (state or federal) votes to provide some amount of rent relief that the payment be sent directly to **the Management Company**.

As the committee meets to debate options, I would like them to know that I **support direct rent assistance payments to my Management Property Firm for the following reasons:**

- Disaster relief needs to be for both tenants and landlords to ensure that renters retain their housing and landlords can continue to operate; paying principal and interest on mortgages, continuing insurance coverage, maintaining the property and prevent forced sales of property.
- Direct payments to my Management Company will help a small business continue being successful, allow it to continue working directly with the tenant, maintaining the property maintenance, etc.
- Housing stability for our communities should be front and center during this crisis and landlord financial protection is necessary so they can continue providing affordable properties to renters.
- A moratorium on mortgage payments provides landlords with some relief, but it doesn't provide income. As a Landlord, I depend on my tenants' rental payments to supplement my retirement income, maintain my property, keep insurance coverage on the property, pay the property taxes and Oregon state income taxes.
- Rental properties require maintenance. If I don't receive rental payments through my Property Management firm I may be challenged to pay for needed repairs and scheduled maintenance.
- As our government officials pour money into the economy to mitigate the short- and long-term impacts of this crisis, part of what needs to happen is for people to keep buying goods and services to lubricate the economy and minimize the damage we are facing. Direct payments to Small Business Property Management firms for the tenants who need help will be a vital way to infuse funds in to the local economies and ensure landlords are fairly represented and receive rental payments.
- I realize not all tenants need help. While some have been temporarily suspended from working, many are working from home, or have resources available to help them weather the storm. There needs to be some sort of needs test to determine

whether the inability to pay rent is related to Covid-19 or not. Tenants should have to provide some sort of documentation from their employer that there is no work available, and that unemployment benefits for the household do not meet their needs for food, shelter and utilities. Gathering this data could also provide much needed information to the state regarding impacted communities. This could help inform future planning for unexpected crises that will undoubtedly occur.

- Under current law, once a notice of termination has expired, if a Property management firm on behalf of a landlord accepts rent for any period beyond the termination date, they waive their right to terminate on that notice. With the implementation of SB 608 and the subsequent restrictions on termination of tenancy after the first year, a landlord could get into a real bind. Can waiver rules be temporarily suspended due to this OVID-19 crisis allowing Property Management firms to accept rent on behalf of landlords and keep their notice valid?

These and other issues will deeply impact housing providers throughout Oregon and our nation, leading to possibly devastating impacts to rental owners and the people we house. I urge you to support direct rent assistance payments to my Management Property Firm. Doing so will help a Small Business firm, protect landlords and continue to allow them to own property and provide affordable housing to tenants.

Sincerely;

Dan and Gretchen Syhre
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