

Hello,

It is my understanding that an emergency meeting has been formed to address the impacts of Covid-19 on the rental housing industry.

I am a landlord and I understand the difficulty of tenants paying their rent through this difficult time. Being a landlord is my occupation and my only source of income. I count on this money to pay for all of the expenses of owning rental properties and for my personal living expenses, as well. I will NOT be able to pay my bills if I do not receive the rent money.

In the last month, I have had a water heater break at a cost of \$1000 for the replacement, a refrigerator that was 5 years old broke and I had to buy a new one for \$655, an exhaust fan above one unit's stove broke and am waiting for the electrician's bill on this one. Without rent, I cannot make these repairs along with paying for water/sewer/garbage/property taxes/mortgage etc. I charge \$550 for the home that needed the \$1000 water heater repair...that's two month's worth of rental income.

Three days ago, a renter passed away after a battle with pneumonia and a short hospital stay. We will not enter this home until we let enough time pass in case he had Covid-19. The family will not remove his belongings, so it will be our responsibility to clean it out. This is another example of the cost of doing business.....when the margins of making a profit are not that great to begin with.

Perhaps large corporations that charge huge sums of money for their properties can afford to go without the monthly rent payments, but we cannot. We provide affordable housing in Lincoln City. Our rates are lower, making our returns lower. I have a 3 bedroom, 2 bath home that I charge \$1000 for. The cost of the new septic tank I needed to put in last summer was \$4400. You don't have to be a mathematician to know by the time property taxes, insurance, and repairs are taken care of, there isn't much left. The range of rent for our homes is \$475 to \$1000 a month with most of them in the \$650 range.

Please consider fair options when drafting your plan. I have already started contacting my tenants to let them know I will work with them if times get tough. They can be on a payment plan without late fees. If we let tenants off the hook of being responsible for their rent, I know many will take advantage of the situation even if they can afford to pay. This seems to be the way of the world. This is simply wrong!

If we can't pay our bills, we will be forced to sell them.....and sometimes this just seems like an easier option.

Thank you,

Julie E.

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