

To Whom it Concerns,

With the uncertain time and the new Covid-19 crisis we are hearing a lot of decisions being made without any plans. The governor stated that landlords would not be able to evict for 90 days due to people out of work during this time but at no point has anyone stated how this would be practiced. I understand the need to help your fellow man/woman but without a clear direction from the governor/government on their expectations from a property managers/landlord you make our jobs extremely difficult to management. The governors statement is creating larger issues than help those in need.

We manage property for a lot of owners that live on the rent proceeds each month. What relief are the landlords going to receive during this time. I would like to see disaster relief for the landlords to ensure that renters retain their housing and landlords can continue to operate. Direct payment to landlords will keep the properties from being removed from the rental pool, sold or foreclosed and keep the renters secure in the property.

A moratorium on mortgage payments provides some relief but it doesn't provide the income that some of landlords live on. These owner won't be able to any money for food, medicine and utilities of some this is not done.

Not all tenants will need assistance or help. There are a lot of families that are working from home, or still receive salaries from their employers or unemployment benefits. The resources will help many Americans weather the storm. As landlords or property managers how do we determine if the tenant has a true need for a rent deferral or are we required to just allow all to stop paying? We need to have a clear testing or required documentation that tenants are require to provide showing the need for payment deferral. The tenants should also be required to sign a payment agreement stating that they will pay back rent once this crisis is diverted.

The other issues is we have current pending issues with some tenants for non-payment of March rent or bad behavior that notices have already been delivered. How are we to proceed with this clients? Property Managers and landlords need a clear direction on how to handle these clients. Can these clients still be evicted for their bad behavior or are the landlords going to be required to allow these tenants to remain in the property and continue to damage their property. EXAMPLE – we have tenant that continues to drive and park on the landscaping damaging the sprinkles, grass and now has ran into the front porch. This is extreme bad behavior. We need to be able to protect our investment.

If the government does not give landlords clear direction and some sort of relief we are going to find that landlords will sell, remove the property from rental pools across the state creating a large housing crisis that what we already have.

Anyone can stand up at a podium and make a statement without a plan or direction for the public. It is a great leader that will have the plan and able to give direction before making the statement. Without the direction of plan these statement will create a devastating impact of the state, rental owners and the people we house. We urge you to consider the unintended consequences of your decisions and hope we can find a middle ground with clear direction and understanding on what will be required for all.

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