

I am a small rental property landlord in the Rogue Valley. I agree with all the issues raised by in the ORHA letter re: eliminating evictions during the Covid-19 crisis. In my units, I have excellent, long-term renters who, so far, have not experienced negative job impacts as a result of Covid-19. I have never had to evict anyone from my properties. If one of my tenants lost their income, I anticipate I would negotiate, at least in the short term, for a reduced rent and no late fees with the expectation that the tenant would pay the back rent and/or make their best effort to find somewhere else to live. I depend on the rental income from my tenants to make my mortgage payments, as well as utilities, taxes, insurance and repairs. I believe that implementing a blanket no evictions policy leaves landlords vulnerable to being taken advantage of by tenants who choose to exploit the system and not use their best efforts to pay their rent and follow the property rules they signed when they took possession of the unit.

Sincerely,

Paula J. Bauer
Rogue River