

It is my understanding that you are taking comments regarding the concerns with COVID 19 the state of Oregon and it's tenants and landlords.

Never before has Oregon seen the need to work together more than today.

In light of this need, I would suggest that the governor's mandate that no evictions be allowed for failure to pay rent is short sighted and requires further discussion.

Landlords that own rentals as part of *their own* income will be immediately and adversely affected. Evictions that were already in process, especially for tenant bad behavior have not been addressed. No documentation of financial hardship has been required of tenants on the disallowed evictions due to non-payment of rent.

No reminder of the requirement to pay rent when returning to work has been addressed.

At the moment, tenants know they are not required to pay rent and can remain in the home but they do not all understand that they are still obligated to pay the rent.

Please listen to the entire journey of the situation - not just the immediate need to help tenants but the full need to help those who will have no income if tenants do not pay their rent.

Thank you

Lori Black
Rain Country Property Management
Cottage Grove, OR