

Dear Sir or Madam,

I am a rental property owner, and would like to offer an owner's perspective on the proposed legislation to suspend evictions due to the Corona virus. I support **direct rent assistance payments to landlords** for the following reasons:

- 1) Disaster relief needs to be for both tenants and landlords to ensure that renters retain their housing and landlords can continue to operate. Direct payments to landlords will keep the supply chain functioning, including mortgages, insurance, maintenance, etc. This isn't just about making sure that landlords get their money. Housing stability for our communities should be front and center during this crisis.
- 2) If tenants receive money to pay their rent, while there is also a moratorium on evictions, tenants could use the money elsewhere without the threat of eviction, leaving the owner without funds to pay their mortgage and operating expenses, and producing a new population that needs assistance.
- 3) Not all tenants need help. While many 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.
- 4) Other pressing issues for some landlords are current pending notices for bad behavior by tenants, or termination notices issued prior to this time. Can these evictions still be processed and executed, or do landlords have to sit tight while the tenant continues to damage the property, disturb the quiet enjoyment of the neighbors, and even commit criminal acts while being protected from eviction? Also, under current law, once a notice of termination has expired, if the 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 crisis allowing landlords to accept rent, but still keep their notice valid?

These and other issues will deeply impact housing providers throughout the state and our nation, leading to possibly devastating impacts to rental owners and the people we house. I urge you to consider the unintended consequences of your decisions now and in the coming days and find a middle ground that takes these concerns into account.

Sincerely,  
Penny Radtke  
Rental Owner  
Redmond, Or.

Sent from [Mail](#) for Windows 10