

Dear committee members:

I am a 75 year old owner of a few rental units in the Eugene/Springfield and a member of the Rental Owners Association of Oregon. As such I am concerned about the direction of the ordinances presented before the governor and legislators regarding the COVID-19 crisis.

While I agree that some considerations and sacrifice must be made by and for all of us to survive this crisis, I believe there are some issues that need to be thoroughly addressed.

On the surface it might sound like a good solution to not evict people for non-payment of rent during this time, In fact, I don't like to evict ANYONE at ANYTIME. Since shelter is primary to every individual's basic needs, it has always been my goal to deliver quality living space for a reasonable monthly amount. This can be attested to by my long term tenants.

I am prepared to negotiate a reduction in the amounts my tenants have obligated to pay on a case by case basis. That being said, it is important to note that most small property owners like myself are not exorbitantly wealthy and continue to have financial responsibilities for mortgage, utilities, property taxes and other maintenance issues that may arise. Tenants and landlords really need to cooperate in order for the premises to be maintained in a healthy way.

Another issue has to do with tenants who's behaviors disrupt the peaceful enjoyment of the property by other residents. That very situation arose at my property last night in which the police were called. This will be the 3rd notice for disruptive behavior by these tenants since they moved in in October 2019. I need authority and recourse to deal appropriately with this situation so I do not lose my good tenants!! If I am not allowed to evict under these circumstances, multiple other people suffer. This is not right!!

I know you are all working to do the right thing, so please consider the nuances of the laws you are contemplating , taking into consideration BOTH tenant and landlord obligations in this difficult crisis that impacts ALL of us.

Thank you.

Sincerely,

Lynda Whitlow,

A small time property owner