

Oregon Legislature  
23 March 20

re: Coronavirus response and impact on renters and landlords

I apologize for format, but this is on short notice. I'd like to address economic impact, since I think we've done what is possible for vector control.

Obviously, a large number of tenants may not be able to meet their monthly rent. I think the Legislature needs to address this with accommodation for them along with a path to stay in place and avoid evictions.

I'm a landlord and know others, none of us want to evict anyone for non-payment considering the force majeure nature of this event. However, there are multiple parties hurting. The tenant is obvious, but the landlord also bears the brunt of property taxes, maintenance, utilities, labor cost for management and his debt.

I am assuming the biggest impact will be to address the April and May rents due. **I would suggest that the Legislature makes an accommodation for landlords to accept partial rent payments and then create a note from the tenant for the remainder without impacting their future rights.**

This solution should help us get past the roughest initial phase and allow all parties to catch up over time. I understand the Legislature has a rainy-day fund to use at their discretion, but instead of using this, help us to find a private sector solution to spread the pain.

Sincerely,

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