

**From:** [Eric and Sherrill Lincoln](#)  
**To:** [shannon.singleton@oregon.gov](mailto:shannon.singleton@oregon.gov); [Exhibits JSCVR](#)  
**Subject:** Governor Brown's Moratorium on Evictions for Non-Payment of Rent  
**Date:** Monday, March 23, 2020 3:55:24 PM  
**Attachments:** [Outlook-zumpkcfh.png](#)

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Dear Shannon and Joint Special Committee:

My wife and I own a six-plex apartment complex in Multnomah County. We still have a mortgage on the property. We are currently in our sixties and built this small complex fifteen years ago because we were self employed and did not have a retirement. We are very fair and good landlords but this does not prevent the stranglehold we have to endure with the rent restricting fair market values. We would never evict someone for non-payment during this very unstable economic tide. But on the other hand, should a furnace need replacement or other appliances we are required to make said repairs.

It is our belief that your administration is under the assumption that landlords are taking advantage of any situation to increase rents or evict tenants. This is a thinking error. Due to being self-employed, we are not entitled to the benefits most receive in times of unemployment and must provide our own health insurance as well as pay required taxes. It appears to us that the free market scale has been tipped. We rent all of our units on a month-to-month agreement. Most of our tenants stay for extended periods of time and know that a thirty day notice is all that is needed to vacate. Please understand that the marketplace really determines the amount of rent the market will bear, not the arm of government.

We cannot wait six months for a tenant who cites Governor Brown's Moratorium on Evictions for Non-Payment of Rent. We also may have tenants who ask for a furlough due to a hardship, then disappear without paying past due rent. We are not a bank or a collection firm. This is a one sided situation that assumes that landlords have deep pockets and no heart.

We have a heart but no deep pockets. We are asking you to reconsider perhaps making an exception to apartment complexes with ten units or less.

Thank you for your consideration.

Eric and Sherrill Lincoln



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