

To Whom it May Concern:

I am a 72 year old landlord who has rentals to provide income during retirement. I have been doing maintenance for the last two weeks on a rental and left work on the house early today to write this letter. The Governor's 90 day "no rent" for renters just eliminates income for which I use to pay expenses for every day living. If my renters chose not to pay their rent for 90 days, who is going to pick up the cost of insurance, taxes, and in some cases water, electricity, garbage, and maintenance as those costs continue. Oregon has a system in place where in an emergency/economic situation, qualified families can get rent relief (rent is paid to landlord) from the State until such time they can make it on their own again. This is what the State should be doing, **not** allowing renters 90 days of no rent. What are the guidelines as some of my renters continue to work and some are retired so their income does not change due to the virus? Since when is it the landlord's responsibility to forgive the rent? There are many state programs in place to help those who are in dire need of assistance. For the retirement community that have rentals to supplement their income, this is a huge concern. The lack of rent not only impacts the individual who owns the property but also the property manager who may manage such property. So one person gets a break from the Governor's order and two more get the shaft.

The landlords still need to be able to evict a tenant for just cause. If the tenant is damaging the property or in any way not following the rental agreement, the landlord should be able to evict them. People outside the rental industry don't seem to understand that the landlords are not the "bad guys". We do not evict good tenants who take care of the property and pay their rent. If a tenant gets an eviction notice, there is good reason for the eviction.

I realize the Covid-19 is challenging and we are all suffering the consequences. However, how many renters and home owners are on the road this week heading for "spring break" at the coast. Our County as of last week had no positive Covid-19 tests, yet all these people have headed for the coast. I felt quite comfortable about our community and what it was doing. We are a huge retirement area. The community has been so careful and now we have all these people added to the mix from areas where the virus exists. I give us five days before we start seeing the impacts from the "spring break" travels. I think Oregon has more concern than whether or not renters can pay their rent. Oregon has a system in place to help qualified people with rent and why isn't Oregon using what is in place or even expanding the existing program.

Thank you for the opportunity to provide my opinion on this issue. You have a big job ahead of you and please make good decisions for our State that includes doing everything possible to maintain our businesses because they are the ones who provide jobs for the people. It is also time to consider the impact this will have on the already "lack of adequate rental housing" in Oregon. This has been the topic of several sessions and in Oregon's climate who would want to willingly now be a landlord.

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