

Date: June 22, 2020

To: BOMA Board of Directors; BOMA Government Affairs Committee

After reviewing the Senate's draft of LC 45's extension of the moratorium on evictions, I felt compelled to share my opposition. While I respect the eviction moratorium for residents in need, there is an obligation for residents who can pay to pay. If we allow all residents to simply not pay even if they are capable of doing so, it negatively affects Landlords and their ability to stay in business.

I recommend that any nonpayment of rent should be supported by resident financial statements and evidence of current cash position. If a resident would like to extend their nonpayment, they should continue to provide evidence of lack of financial income. Additionally, the eviction moratorium should apply to properties used as a primary residence rather than rental property.

If the state of emergency continues late into 2020 or 2021, Landlords will suffer from the lack of rent income with no protection. There is currently no incentive for any renters to pay regardless of whether they are able to, if Landlords are unable to evict them.

Thank you for your consideration.

All the best,

Emma Paustian

Emma Paustian | Property Manager
Licensed Real Estate Broker- Oregon
760 SW 9th Avenue, Suite 2250, Portland, OR 97205
O: 503.241.1111





OREGON BUSINESS 100 BEST COMPANIES TO WORK FOR IN OREGON 2019
A PORTLAND BUSINESS JOURNAL'S MOST ADMIRER COMPANY 2019