

**From:** [mark.](#)  
**To:** [J1SS Exhibits](#)  
**Subject:** LC 45  
**Date:** Tuesday, June 23, 2020 7:59:44 AM

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Dear Senators and Representatives:

I would like to bring your attention to LC 45 and express my point of view as a long time Oregon citizen and business owner.

In March of this year, when it was apparent that CoV 19 was a worldwide and local problem, Governor Brown announced Executive Order 20-11 which required residents to shelter at home so as to fend off the infection and avoid over running the health care system with severely ill patients.

This had a significant economic cost to the Oregon business community and Governor Brown announced Executive Order 20-13 which placed a moratorium on commercial eviction consequential to rent non payment for three months.

This Executive Order 20-13 was needed to help retail businesses survive but it placed a large financial burden on the business owners holding the title to the buildings. LC 45 would continue the moratorium on commercial evictions.

This extension would place an unjust additional burden on these business owners holding the title. Business owners of the buildings also have financial obligations. The obligation to service the mortgage loan debt, to pay the landscaping crew, to pay for the water and electricity the retail businesses need to get back on their feet. Without rent income all of this comes to an end and the banks take the properties back and the buildings fall into disrepair. Property values fall and the tax base shrinks and the recession hole becomes deeper and the return to normalcy longer.

With evictions unsuccessful business models can be phased out and the healing process can begin. Unsuccessful businesses can be released freeing the creativity, labor and capital of the entrepreneur to start more appropriate business models for the new economy bringing back new growth.

Please consider this larger picture of the problem.

Respectfully,

Mark Buehler MD