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Oregon State Legislature
Via e-mail: J1SS@exhibits@oregonlegislature.gov

Dear Lawmakers:

My name is Dawn Kassebaum and my husband and I live in Oregon City and own twenty-two rental units in the metro area, nineteen of which are in Portland, two are in Oregon City and one is in Gresham. We consider ourselves a “mom and pop” landlord doing our best to provide rental units to tenants. I am writing to you today to urge you to reconsider the rental housing moratorium extension parameters.

I understand that the COVID-19 circumstances are unprecedented and have required many emergency measures from our state and federal government. While I support the goals of public safety and the special circumstances involved, I believe the moratorium on rental unit evictions for non-payment of rent and now, the extension of this moratorium, is short-sighted.

The moratorium places all of the burden and punitive consequences on landlords without providing any accountability on the part of tenants to pay their rent. A few of our tenants lost their jobs due to COVID-19 and I assume have applied for unemployment benefits and hopefully are receiving their normal benefits plus the additional \$600 per week that has been mandated. Without getting into the problems with the unemployment system meeting the demands of those who are now unemployed, I find it interesting that there is no accountability for these tenants to use their increased unemployment benefits to at least pay partial rent to landlords.

There is also no accountability as to whether a tenant really needs to use the moratorium. Most tenants are doing their best, but the moratorium provides an easy way for tenants to stop paying rent, without consequences or proof that it is needed.

I believe extending this moratorium as written will further tie the hands of landlords who face mounting lost income, ongoing expenses, and the threat of extreme punitive measures if legal measures must be taken to protect their property.

My husband and I have managed rentals for over twenty years and our experience has shown that most tenants, once they leave a property, are gone and untraceable. We fully expect that those who are living in our units for free right now, will likely do the same when they eventually move out. It is not reasonable to assume that a tenant will be able to pay back, in one of our situations, going on \$7500 in back rent. If the moratorium continues without providing a way for tenants to pay their rent, we will be faced with tens of thousands of dollars in lost rent, with no way to recoup it, and no way to stop it as long as the tenants who can't pay the rent remain in the home.

I ask you to reconsider the moratorium extension as written and resolve to provide a way for tenants AND landlords to be protected instead of placing all the responsibility and financial loss/burden and punitive consequences on the backs of landlords.

Thank you for your consideration,



Dawn Kassebaum
Landlord

Sincerely,

Dawn Kassebaum