

Hi, my name is Teena Hval I am a manager at Lake Road Courtyard Apartments 6254 SE Lake Road, Milwaukie Or. 97222

I am writing to discourage the Governor from extending the rent moratorium. We are needing to move forward with our normal (pre CoVid) business. Not receiving rent is a huge problem that we can't absorb continuously.

We will eventually have to put the non- payers out of their apartments because they can't pay the rent all at once once it becomes truly due. So this all becomes worse for us as business owners (no rent paid for many months) and tenants are out on the street anyway because of no rent has been paid. It's a lose-lose situation all around.

The proposed legislation:

- Does not address the **\$150M** shortfall in rental assistance funding for struggling Oregonians.
- Lacks a minimum objective demonstration that nonpayment of rent is tied to COVID-19 virus, creating a loophole for those looking to exploit a crisis in their favor.
- Declares that the tenant has possession of the unit despite nonpayment of rent, which is rewriting contract law.
- At a minimum, creates a yearlong state seizure of property with no reassurance of compensation.
- Aggressively penalizes housing providers for administrative errors but gives no guarantee of relief to housing providers who incur property damages during the moratorium.
- Provides immunity to shelter operators and public entities but not to rental housing providers
- Codifies an emergency ordinance on the books forever.

Not a fair way of dealing with this at all.

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