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To the Governing Body of the State of Oregon.
June 2020 Special Session

Your efforts to relieve the citizens of Oregon from enduring financial stress during this pandemic was only mildly successful and highly unrealistic. What we landlords are facing now is a some but not all tenant base of individuals who now have a sense of entitlement to ignore their financial reasonability's to their landlord.

By holding legal action against landlords and not expecting any accountability on the tenants is simply a reckless act based on fear.

Regardless of the CARES ACT and its intentions, you have created a scenario where landlords cannot pay their mortgages in a timely fashion, or at all, declaring "tenant possession" that directly undermines and automatically rewrites contract law, and relieves tenants of honoring deferred payments as though it were a moment in time forgotten.

You must consider the consequences of changing the rules of proper collection measures by demanding tenants be accountable in every way.

- 1- They MUST communicate their intentions of deferring their rent, verbally or in writing
- 2- Should they choose not to pay, they are expected to provide proof that the pandemic did in fact create a financial hardship, without revealing extremely personal facts
- 3- Require each of them to work with their landlord on a written plan to repay deferred rent and utilities in a manner fair and equitable to both.
- 4- Do not restrict landlord's ability to file legal collection measures on tenants who default on those agreements – not an eviction process per se

Right now, we are facing a degradation of our small business with lost revenues, loss of effective communication with tenants, late mortgage payments, just to name a few. Because of your unwillingness to insist on tenant accountability now vs six months from now, landlords will suffer permanent loss of revenue and an entitled tenant base.



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We are fortunate to have most of our tenant base in commercial business, foster care and other businesses. However, we are currently still losing 20%-25% of our monthly revenue from residential business and while the issues described above does not represent all of our residential tenants, the fact remains we are losing more and more revenue every month *because* of the items I have presented today.

With these "opportunities" you have provided tenants there has been a decrease with inspections, and an increase in defying their written contract with un-authorized tenants, animals, property conditions and the like.

Finally, you responded to unprecedented times to ease family burdens and offer some level of relief and that is commendable. I cannot imagine some of the pain families are going through right now and I would never turn my back on a family in need, and the Founder of our company has lived and breathed this philosophy all his life.

Please restructure your Executive order to meet the needs of all, strengthen the same rules for all vs county by county decisions, and mostly, provide an elevated level of communication to landlords, and remove the "tenant centric" ideology.

This is not an "ALL IN IT TOGETHER" strategy.

Timothy Huston

General Manager, LPM

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