

**From:** [Rosemont Court Manager](#)  
**To:** [JISS Exhibits](#)  
**Subject:** Written testimony RE: Extending moratorium  
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Greetings,

I am a property manager in the city of Portland. One of my sites is specifically for seniors who make under 50% of the area's median income the other site is also for low income families (18 townhomes). At my properties have two households that are struggling to pay however each month resources are found. I have one problem household (unauthorized occupants and drug trafficking and property damage) that I can't pursue at all because the courts are not open to pursue those cases. If we place into law the draft of new provisions it will give special protections toward bad actor household and therefore I am opposed to the special session allowing for permanent changes to our landlord-tenant law. Here are some additional reasons;

No Proof- Like my recertification process for low-income housing I would expect my government to want to have stringent levels of proof and lay out specifically what evidence would be required to link the nonpayment to COVID19 .

Furthermore , The tenant should not have possession of the unit if rent is not paid. The possession is ours and rental is the barring of such for a period of time. The verbiage is not constructive and in a time when landlord tenant law has been severely tenant favored I think those that would seek to claim permanent possession could possibly have a claim – in addition where does this put squatters and the like from taking advantage? We already have a moratorium on processing evictions we need that to have an extension via our governor.

What I provide is shelter, being a low income housing provider, with several partners in mental illness partners I should be covered in the protections given to shelters.

This bill will change property management for a long time – it could possible take out non-profit providers and smaller operations and seems like it will discourage others from entering the housing market in Portland. This is not what Portland needs. It needs more housing and housing more housing providers.

Punishment is not just. The punishment for making an error on any provision is steep toward landlords (3months rent) despite them already at an income deficit. I sincerely feel this can be handled on a case by case basis or at most one months of rent. We as landlords have no

liability protections for frivolous lawsuits and want to keep them out of the courts. I understand some smaller loosely regulated properties may be the source of gross negligence but those are generally apparent and handled through FHCO who does a wonderful job in assisting tenants with those cases. Leave that ball in their court.

In closing, I feel that we as Portlanders have found a good balance on protecting those who have been affected by COVID19 with the existing moratorium through the governor.

**Quinn | Property Manager**

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