

From: [Marje](#)
To: [J1SS Exhibits](#)
Subject: LC 45
Date: Tuesday, June 23, 2020 4:38:28 PM

I am writing to ask that you seriously consider the effect this legislation will have on property owners. If passed, owners and landlords would have no ability to take action on individuals for non-payment of rent for 270 days! This would have a drastic and damaging impact on owners as some tenants might go the full length of time without ever paying rent. This in turn creates two unique problems. First, the statute of limitations to collect past due funds owed is one year, so consider the timing for owners. The time to collect will be over one year. Second, even when owners may go to court for past due rents, will tenants be likely to pay? We have worked with out tenants who have been affected by the corona virus. They are still in our units, and we accept our need to try and do our part. However, to place all the burden on property owners is not fixing the problem. It will put many of us out of business and cause loss of housing! The opposite of what is needed. Please vote no on this legislation. We have to find a better solution for everyone. Oregon can and must do better.

Marje Ferek
5033138693

Sent from my iPad