

Dear Legislators:

My husband and I have owned and managed rental property in the city of Portland for over 25 years. I am writing today to give my opinion on LC-18 and how it may affect me as a landlord.

The rental moratorium on evictions and its extensions have created a large burden for landlords throughout the pandemic. We have been forced to allow tenants to stop paying rent, occasionally with no notice or reason given. We cannot inquire as to when they may be able to pay in the future. We are mandated to continue our responsibilities as landlords and pay repair expenses and taxes for this housing with no financial relief such as the tenants have been provided. In some of our tenant situations, the tenants received the additional \$600 per week unemployment benefits, but were not required to pay any of that towards their rent.

I believe it is mandatory that tenants provide proof that they are suffering financial hardship in order to receive further allowance to forego rent payments.

Any portion of LC-18 that would reduce or restrict property rights should not be allowed. Any penalization of landlords, *who provide the housing stock*, is counter-productive. I have heard some landlords are selling their rental housing because they can no longer bear the onerous laws, restrictions and now continued moratorium on evictions. At some point it is no longer financially viable for a landlord to continue to pay the mortgage, if they are even able to do so without rent, all the expenses and taxes and allow tenants to live in the property for free. I believe it is naïve to think that a tenant, who may owe **thousands** of dollars of back rent, will actually pay it back at the end of the moratorium. Many tenants will move out and “disappear” and never pay any of their back rent. I believe the state will see a reduction in rental housing stock in the near future, if it hasn’t already. I count myself as one who would like to sell my rental units and no longer be a landlord in Oregon.

The pandemic has required emergency responses to protect tenants. I believe landlords need protection as well, ASAP. Waiting until mid-2021 for landlords to receive assistance may be too late to prevent losses of housing stock and landlords losing their investment properties. I encourage the Legislature to use the existing agencies in place to provide any new assistance and not add any additional burden to tenants or landlords.

Thank you,