

Hello,

My name is Pamela Hurlburt. I am the President and Principal Broker of 221 Property Services, Inc., in Grants Pass, Oregon where we have specialized in Property Management since 1979. I am going on my 40<sup>th</sup> year in property management and have seen major shifts in the Landlord/Tenant Law to today's current status which I feel is encouraging investors to "leave" the rental market. I have seen it first hand and can attest that it is "not" getting better, it is getting worse.

Over the past two years we have lost MANY single family homes due to the changes in the Landlord/Tenant Law. Even when there was the "threat" of what ended up as SB608, we saw many single family property owners sell and leave the rental market. They were fed up with regulation upon regulation where the "rights" of the tenants seem to outnumber the "rights" of the Landlord who has the burden of not only the mortgage, the property taxes and insurance, but the roof replacements, water heaters, HVAC, sewer lines, septic systems, wells, I could go on and on. While in the current "moratorium" the tenant can sit in the property without paying rent, for any reason, while the property owner has to continue with their obligations.

Any reasonable person knows that if a tenant becomes one, two, three, four, five, SIX months behind in rent the chance of the Landlord receiving what is owed to them is just not going to happen. There are not many people which can absorb this kind of loss in income which is going to have a ripple effect on the rental market inventory.

We manage approx. 500 units both residential and commercial. We have seen tenants with the "ability" to pay rent decide that they are not going to pay rent or are only going to pay a "portion" of their rent after deciding that they have other things that they are going to take care of first! Others have paid "whenever" they choose and "whatever" they choose. It is known that the Landlord cannot do a thing about it and we are seeing people take advantage of the situation. The late fees have been taken away so there is no "incentive" to pay on time even if they are able. This is creating an additional hardship due to the time now involved in "trying" to collect rents for our property owners.

I ask that you NOT support extending this moratorium. If this is extended as proposed, I predict that there will be Landlords that will be losing their property. This is certainly not going to help the "housing crisis". Before that happens, they will stop maintaining their properties due to the lack of income to do so. They will not be able to pay the property taxes that will be due. Tenants will be without services and expecting their Landlords to do something about it and they simply will not have the means to do so.

Allowing tenants to sit in a unit without paying rent is not the answer. We are aware, and do let tenants know, that there are programs to assist them with paying their rent, however, some choose not to make the effort due to the fact that the Landlord can do absolutely nothing about it. With the proposed legislation it forces the Landlord to let the tenant know that this is the case every time they send out a ledger, etc. showing what the tenant owes. This will only encourage the tenant to "not pay" as they know the Landlord cannot proceed with any legal action.

This will also effect the ability of a property owner to sell. What kind of investor will buy a property where it is tenant occupied and they have not been paying their rent? This is going to effect the value of properties in a negative manner.

Please consider new legislation that addresses rental assistance funding for struggling Oregonians. Please re-open the courts to allow Landlords to evict tenants for legitimate causes as outlined in the Oregon Landlord/Tenant Act. Please work on the issues with unemployment claims. Please vote AGAINST the proposed bills.

Thank you for your consideration and time.

Sincerely,

Pamela J Hurlburt, Principal Broker  
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