

Dear Legislators,

My name is Craig Moyle. I own two duplexes in Portland that I depend on for my income. (I'm 67 & retired)

To further extend the inability of landlords to exercise their rights to enforce the terms of lease agreements will permanently do harm to both Landlords and Tenants. If multiple months of Rents are forcibly forgiven by this moratorium, what is our incentive to continue providing housing if we have no assurance that we will collect rents? Many of us (landlords) have already decided to sell our properties to buyers who convert the property to owner/occupied and remove it from the rental market inventory.

Even if we keep renting, if there is the threat that tenants will be able to "live rent free" under the Moratorium, as Landlords, we will be hesitant to rent to tenant candidates unless they are financially "overqualified". Marginal Tenant candidates will be avoided if possible to reduce the risk of not paying the rents for the moratorium period.

In the end, these new policies will hurt both Tenants and Landlords in the long run.

Some actions that would help tenants would be temporary "rental assistance funding". My tenants that haven't been able to pay the rent due to Covid-19 layoffs, have been able to pay the rent with their Unemployment Insurance. Some sort of public rent relief would calm the fears of landlords and tenants alike.

Thanks you for your consideration,

Craig Moyle

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Two Duplexes owned in Portland. One in Sellwood, the other in the Boise neighborhood