

To Whom it Concerns:

I urge you to vote against LC-18 and/or any extension of moratorium on evictions, timely rent collection in full, or the rights of property owners and landlords to legally conduct their essential services and business.

Landlords did not cause nor can we solve the economic impacts of Covid19 or housing issues. There is absolutely no logic in asking landlords to forgive even 20% of rents due or to continue to allow tenants to not pay rent in hopes of some future reconciliation. Safeway and Walmart are not being asked to forgive 20% of every receipt or offer goods without cost or accept some future payment. Chevron and Shell are not being asked to fill the tank but only charge for 80% at some undetermined future date. And, what is going to make it possible for the tenants or the landlords to make up that debt in the future and what legal and court costs will be incurred?

Landlords do not cause "homelessness." Mental illness, alcohol and substance abuse, poor choices, lack of motivation, unwillingness to work, domestic abuse, health issues, etc., contribute to "homelessness." These are much bigger problems than LC-18 addresses or solves. Landlords provide homes. They invested their credit, money, time, energy, management, and their future to offer homes to people for a fair return.

Yes, jobs and businesses have been lost because of Covid19 but landlords are just as much victims of job and business loss, not the cause or the solution.

And, as a small property landlord, where am I going to make up that delay in receiving rent or the 20% forgiveness you are proposing? Will my mortgage company extend the same to me? Or the appliance dealer where I just purchased a replacement washer/dryer for one of my units? Or will my property taxes reflect the same accommodations to me? Or my Safeway or Chevron?

Yes, we are all being forever affected by Covid19, but landlords are not the cause or even a small part of the solution. I urge you to vote against LC-18.

Thank you,

Alexis Garrett

1726 NW 30th St.

Lincoln City, Oregon