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I am the owner of some residential rental properties in Springfield. The current eviction moratorium already places me at great risk of financial insolvency if tenants stop paying rent. To extend the eviction moratorium further places myself and other rental owners at an even greater risk. Please note that when the eviction moratorium expires the eviction process to remove non-paying tenants is going to be very long as courts are likely to be backlogged with cases. I know of cases where tenants stopped paying rent, not because they were unable to pay but because they knew they could not be evicted. In at least one case the tenants' income while receiving unemployment compensation was greater than when they were working. While I do sympathize with those who cannot pay their full rent each month, I do not see why the rental owners should bear the cost while some people game the system.

I understand some rental owners could be compensated for part of their lost rental revenue but, I think this may be too little and too late for rental owners if the eviction moratorium is extended into the Summer with no ability to keep people from gaming the system. Further it makes me far less likely to rent to anyone who has a less than perfect rental and employment history (these are the people I would often rent to in the past but am unwilling to rent to during the current eviction moratorium.)

Please do not extend the eviction moratorium, I fear the result of doing so will be less rental housing available as small rental owners like me sell off and leave the industry.

David Cole, Springfield Oregon.