

Dear Speaker Kotek and Senate President Courtney,

We are Diane Johnson and Ovidio Garcia of Multnomah county Portland, owners of an ADU within one dwelling.

The pandemic has driven our family of four to work and do middle school from home since March, the same manner that has impacted most families. We are going through layoffs in our work and we are trying to plan for the future as things are very uncertain.

We have a tenant in our ADU unit that although has no contract since march and has no economic hardship, refuses to leave our unit, pay rent and most importantly she is stalking, intimidating & extorting our family. She is demanding north \$16,000 to leave the premises as she is taking full advantage of the moratoria. We have not been able to sell our house, rent it, have no rights over our own property, nor ability to plan our way out of the economic distress. In addition, the emotional distress and fear this individual is creating in my family on daily basis is horrible. It is happening right in our house every day and what is incredible is that the moratoria Oregon and Multnomah law condones, facilitates & covers this type of behavior.

Your new proposal to extend this situation for 6 more months on Oregon citizens that own property is extraordinarily wrong, dictatorial and bias. LC-18 delivers two systems treating citizens differently based on arbitrary decisions. Property owners have to wave contractual rights, property rights, maintain tenants under any circumstance and take no money or perhaps 20% less, while renters can do anything they please. Including extortion, threats, intimidation of property owners and families. I know for a fact we are not alone in this case as I hear of many other families in the same situation.

Please stop moratoria and don't extend the moratoria while you put a system in place for checks and balances for people that are taking advantage of the crisis situation. If you really need to extend it, do it on a month by month basis, it is only fair as things are changing quickly, six months is extremely long and bad (that is 9 more months at a minimum of keeping a tenant...).

I really do not understand why the state of Oregon and its counties have a right to have property owners maintaining tenants for over 18 months regardless of their situation. It doesn't seem like any other business, entity, owner or office are required to maintain someone else. I think it would be good if you can provide context to that question to all Oregonians.

Please, we are at our limit and it will only get worse if the moratoria continues. Develop a system for checks and balances and make sure contractual agreements do have validity, if not why do we have them.

Thank you,

Sincerely,
Diane Johnson
Ovidio Garcia