

PLEASE END RENT MORATORIUM.

The current Rent Moratorium is being abused by renters who believe they won't ever have to repay back rent and can't be held responsible, mainly because they do not have money or anything of value, and currently can't be evicted.

The Moratorium isn't working, some renters are taking advantage of it. They are saying they don't have to pay rent, don't have to apply for assistance, don't have to be responsible for cleanliness of their unit or facility, don't worry about disturbing their neighbors or parking where they want. The landlord can't do anything about it, no evictions

I Feel completely deflated ----- defeated.

I'm already competing against subsidized, new construction apartments, with out-of-state owners. Covid-19 has the University campus' shut down, lack of students =lack of tenants for campus apartments.

I am not new to the rental housing industry. We're a small, independent owner. Have been involved, hands on with family owned rentals for over 30 years.

Have campus apartments. In March, nearing the school year lease end of June 30, 2020, had a tenant who needed to break his lease. That tenant found a potential replacement tenant who needing a place to live and was willing to take over the remaining lease term. This potential "replacement" tenant submitted a questionable application. Trying to help both the exiting tenant and the potential new tenant, I did a "Tenant Change" with proper paperwork. Than Oregon's Covid-19 hits with the moratorium.

Summary, my experience:

As of 12/10/20 tenant/renter owes \$6060 in unpaid, back rent.

Tenant was/is working, and storing in his apartment materials related to his Epoxy, surface coating business. A Fire started in his apartment in rags laying in the kitchen sink. The front door was broke in by Fire Dept, even though I was there. The tenant had changed the lock and I wasn't given a key.

Apartment was damaged by fire and smoke. Tenant refuses to leave/move out, and repeatedly states he has the right to stay and I'm harassing him for not paying his rent. I'm concerned about the safety of the building and other complex tenants. I have been working with attorney's and eviction specialists, Notices have been sent, court appearances scheduled, even prior to the fire. Covid-19 has courts backlogged.

I believe this tenant is working under the table, evidenced by materials observed in his apartment prior and following the fire. Also, lead to believe tenant has income from SAIF or some kind of insurance claims, yet, not paying his rent.

Please, End the Rent moratorium, Rental owners should not be made responsible for their tenants.

Don't take the responsibility on the shoulders of the tenants.

Thank you for listening

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