

From: [James Waggoner](#)
To: [J3SS Exhibits](#)
Subject: LC-18
Date: Wednesday, December 16, 2020 5:24:43 PM
Attachments: [1535148404860.png](#)

Dear Oregon Legislature,

I have been actively managing rental properties for over 20 years. I have seen both landlord and tenant markets and both booms and busts in the economy. For instance the financial melt down in 2008 was devastating to both landlords and tenants. The prognosis was bleak for everyone, however both landlords and tenants had options to cure whatever financial situation they were in. LC-18 is a one size fits all cure that is only forstalling the inevitable settling of debts and evictions. Additionally, it is putting all the financial burden on the owners and giving the false sense of security for tenants that all will be well in the future.

The personae given to landlords is that they are all rich and greedy and that tenants are victims of this. I will tell you that being a landlord myself and having worked for other landlords professionally for the last 20 years that the mix of financial security between landlords and tenants is almost equally matched and that being a tenant is not neccesarly a financial decision as much as a lifestyle decision.

The best cure for what ails Oregon is to let landlords and tenants deal with each situation on a local and personal level. Many landlords cannot wait until June for their next rent check. And many of the tenants who are behind in the rent are doing so because it is legal and not because they cannot afford to pay. The current restrictions are only exaserbating an already horrible situation. More of the same will ultimately put thousands of landlords into foreclosure and leave thousands of tenants with debts they cannot pay, collections, and destroyed credit.

Please vote NO on LC-18.

Best,

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