

My name is James White, I'm a property Manager and Real Estate Principal Broker. I have been licensed in Oregon since 2007. I own and manage two Brokerages, Blue Roof Property Management and Liberty First Realty.

I'm writing in opposition of LC-18 which would extend the moratorium on evictions.

The pandemic and the eviction moratorium has directly and negatively affected many of my property owners. One such owner has one rental and is in personal unsustainable financial hardship because of the eviction moratorium. His tenant is currently \$11,199.00 past due on rent. Rent that is substantially below the market rent he could have charged. The tenant has no COVID related reason to withhold any rent, only the protection of the eviction moratorium. This is not sustainable, you are asking this individual landlord to incur another \$8,238 in lost income. Income that he uses to support himself, and his family. The total debt, assuming the moratorium would end in June will be just shy of \$20,000. This amount is simply unsustainable. The tenant has no means to repay this amount. The tenants financial situation has not changed during the pandemic, they are using the moratorium as an excuse to withhold rent, and have done so without a COVID related cause.

Further, we have a Housing shortage in Oregon. LC-18 will amend ORS 90 providing the potential to permanently change property owners rights in Oregon, and not for the better. Already, Investors are choosing to look outside Oregon and purchase rental property in more favorable states. We have a housing shortage in Oregon, reducing property owner rights will only serve to further distance Real Estate Investment in Oregon.

I ask you to support property rights and reject LC-18. We must put an end to the eviction moratorium.

Thank you,

James White, Principal Broker



PROPERTY MANAGEMENT

Direct: 503-278-5342

web: BlueRoofPropertyManagement.com

Mailing Address: PO Box 266, Yamhill OR 97148

Statement of Confidentiality & Disclaimer:

If you are not the intended recipient, please notify the sender immediately by reply e-mail and delete this message and its attachments, if any. Information contained is not intended to represent property condition, buyer to verify all information. E-mails sent or received shall neither constitute acceptance of conducting transactions via electronic means nor create a binding contract until a formal written contract is signed by all parties. This communication is not intended to solicit an active Real Estate contract from another Broker. Licensed in the State of Oregon. Blue Roof Property Management and Liberty First Realty are Oregon Limited Liability Companies, Our main office address: 8215 SW Tualatin-Sherwood Rd Suite 200, Tualatin OR 97062 - Mailing Address: PO Box 266 Yamhill OR 97148