

Dear Oregon Legislature committee assigned to discuss LC-18;

My name is John Snippen and I am a native Oregonian, a real estate broker by profession, a landlord of a few properties, and a concerned citizen. We certainly live in unprecedented times given the craziness of 2020. The global pandemic of COVID19 has definitely been a hardship on everyone. Physically, mentally, emotionally, and financially, this has been an issue that has affected everyone. I must tell you that after review of LC-18, I believe that this proposal is again, putting additional and undue financial hardship on individuals or organizations that own rental properties. There appears to be an illusion that individuals or organizations that own rental properties in Oregon are somehow the enemy or have the ability to absorb the hardship. This is simply not true.

From my experience, the majority of individuals or organizations that own rentals are normal everyday people like you or me. They are small business owners, they are people attempting to make an investment for their future, they are normal and typical everyday Oregonians. I have assisted a number of people in the acquisition of rental properties. For the most part, individuals that I have assisted in the purchase of rentals have done so by saving money for a down payment and getting a long-term mortgage to cover the balance. Landlords depend on the rents to pay for the majority of the monthly debt that is applied toward any investment. Previous emergency orders have allowed delayed payments to landlords based on tenant financial hardships as a result of COVID19. While these moves do cause a hardship on the landlord, I understand the need to assist tenants in these unprecedented times. Unfortunately, most banks will still require a monthly mortgage payment even if the tenant is not paying rent. This is a big issue and a hardship that most landlords have been enduring since March 2020.

Quite honestly, this is the first time I have sat down to write a letter to express my opinion to my representatives on an issue. It is apparent after review of this proposal, that common sense is not common. I am getting sick and tired of the lack of balance in the proposals that are coming from state government as it relates to landlord/tenant issues. It is my opinion that the proposal to legally require a landlord to deduct 20% of rents owed lacks balance. In essence, you are literally robbing Peter to pay Paul. This is not fair to hard working Oregonians that own rental properties that have already been in financial hardship based on the lack of rental payments for the better part of this year. This proposal is not balanced and needs to be reconsidered. Rental property owners are not the enemy and need to stop being treated as such. Please accept this email as strong opposition to LC-18. Thank you for your consideration.

**John Snippen**