

I am a very concerned landlord. The news of your proposal is unfair to landlords. We have mortgages to pay, utilities & repairs & maintenance to pay. Who is going to pay them if you tell tenants that they don't have to pay - for any reason!! I have tenants that get government assistance but some months they try to not pay because they "lost" their check or someone hacked their account. You have tied my hands! I can't evict them for nonpayment so I have to let them stay. Who is going to pay the utilities that the tenants don't pay? Do you think we will let someone new move into apartments knowing they might not pay rent? Would you let someone occupy your unit/home knowing they won't pay rent so possibly trash the place because they have NOTHING to lose? I don't think so. Will the government forgive me 20% of my taxes or my mortgage company forgive 20% of my loan? Please consider the following information:

The LC-18 proposal contains many components that will be harmful to the housing industry, and fails to guarantee adequate rental assistance. Please consider the following points.

- Without adequate emergency rental assistance, this proposal simply pushes the problem out another six months and deepens the financial stress for both tenants and housing providers.
- The proposal provides that a tenant can decline to pay rent until July 1, 2021 by merely signing an "attestation" of hardship. The proposal continues to permit deferral of rent for virtually any reason, even if it is not causally related to the COVID-19 Pandemic or the Governor's executive orders. There is no due process or legal mechanism to evaluate the validity of attestations.
- The proposal re-writes other sections of the landlord/tenant law unrelated to the pandemic. Any proposal to resolve the moratorium should focus on pandemic specific issues, not unrelated agenda items.
- Oregon anticipated the need to utilize private property under a state of emergency when it passed ORS 401.192 (3). That law includes protections and reasonable compensation if real or personal property was utilized for emergency actions by the State. HB 4213 and this proposal sidestep existing law, putting the burden of the moratorium squarely on housing providers.

We encourage you to direct funding towards the emergency rental assistance system and target those households at risk of eviction.

Another thought, if the laws keep getting harder on the landlords and prices, taxes, minimum wage, etc keep getting higher, landlords may sell their property.. New buyers tear down old buildings to build new ones. New property owners update the buildings & increase rent. This makes it harder for tenants to afford housing.

Please consider more than the tenant & vote against LC-18.

Thank you,

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