

From: [Matthew Robinson](#)
To: [J3SS Exhibits](#)
Subject: Landlord speaking about LC-18
Date: Friday, December 18, 2020 10:45:42 PM

Greetings,

I am a landlord of two rental units and am writing about LC-18, section 2.0 regarding landlords ability to apply for Housing and Community Services Departing grants of rent up to 80% of rent owed.

I recognize the economic challenges imposed by the COVID19 pandemic that have caused tenants to fall behind in rent payments. My family faces challenges as well. We have two rental units and are trying to help provide quality housing for people. It is very discouraging to hear that landlords cannot collect on past due rents and will be unable to recover such loss.

My mortgage company stated I am not able to fall behind in my mortgage payments regardless of COVID19. I agreed to those terms. Tenants signed leases and agreed to financial terms. LC-18 would shift the financial burden to the state and landlords such as myself who would need to pay for the shortfall.

LC-18 will lengthen and amplify the economic consequences of COVID19 even more. Landlords will be indebted and the state government will spend up to 150 million dollars (Section 6.1). LC-18 is digging our state into a further economic burden by trying to be a solution for previous legislation that hindered landlords from collecting rent. Business is restricted.

I urge you to reconsider LC-18 and not require forgiveness of rent by landlords. Let us return to a free market wherein supply and demand drive the rental economy.

Sincerely,
Matt Robinson
Corvallis, OR