

Oregon Legislature members,

I am writing to express my opposition to legislation (LC-18) that would demand that housing providers forgive 20% of rent owed by tenants. Legislation to date during the pandemic has essentially assumed that landlords are swimming in cash and should bear the economic brunt of the pandemic. That is a poor assumption and reflects a terrible bias.

As a landlord, my mortgages are quite real. I must pay them or risk losing the properties that I worked so hard to develop. Of course I have empathy for tenants who have lost work and may have reduced income. To date, Oregon has passed many laws that benefit tenants; however, the state has not paid for them. The legislature has simply placed that burden on the backs of landlords.

While most tenants are honorable, some tenants have chosen to abuse the relaxed moratorium on evictions for lack of rent payment whether they have the money to pay their rent or not. While the legislature says that uncollected rent has not been forgiven, the legislature is not realistically recognizing the challenging and expensive process of collecting back rents or the burden created by keeping a tenant who is not honoring the terms of the lease agreement. I have personally felt the impact of the state's onerous demands and I am not optimistic that I will be made whole now or at any point in the future.

While the legislature has encouraged lenders to defer mortgage payments, that is not a solution. It only delays the inevitable. It increases a landlords debt and interest due. This new debt created by vacancies, reduced rents, unpaid rents, damage to rentals, etc. will not be forgiven by the lenders; therefore, the relief the legislature is proposing to aid tenants is being placed squarely on the backs of the landlords. It is unconscionable and irresponsible to move such concentrated financial impact from one group to another. PEOPLE who have invested to make housing available. That is not much of a reward.

Please do not vote in favor of such an unfair and biased law called LC-18.

Sincerely,

Mike Moore