

Good Morning,

I am writing today with concerns about the extension of the Moratorium that is due to end December 31st, 2020.

While I sympathize with those that are truly struggling due to being affected by COVID 19 (being out of work), it seems we are just prolonging the inevitable for those that are just using this as a source to not have to pay their rent. It is going to catch up with them and the longer it is put off, the worse it is going to be on them and on landlords. They already have a six-month repayment program that is giving them time to repay.

Those that have truly been affected by COVID 19, most, not all, but most are either 1. getting their unemployment and hanging on by making payments towards their rent, may not be the full amount, but easing when they must pay back and are using resources that are available to get assistance for either their full rent or what they are unable to pay.

There is no doubt there should be available resources and assistance for those truly affected (they should have to provide proof of this affect) and therefore be protected from being evicted. Whereas, there are those (a lot of them) who have taken advantage of getting their unemployment, not using resources available and just not paying their rent as they don't have to. This isn't fair to those truly affected, it isn't fair to themselves and it isn't fair to the landlords who are too losing money and will be out all this money when the tenants are still evicted (by then end, must larger amounts) and will have to rely on court proceedings and collections to recoup any of this (costing more money).

I am asking to please not extend this Moratorium but make resources known on how to properly handle the situation during this time as to make sure and protect against eviction. We do not want to see people evicted from their homes but allowing them to be free of paying any rent because they don't have to is not the answer. We need to tell them what and how to follow resources to prevent. Landlords are willing to work with tenants if there is effort on the tenants' part towards a resolution and see they are not just abusing what is going on (can be proven provided from the tenant).

Thank you for your time and listening,

Sheila Stockham
Property Manager Kerley West
Applications Specialist
Commercial Property Resources
Office: (503) 879-5700
Mobile: (971) 283-8167
Fax: (503) 879-5171
[*sheila@cproregon.com*](mailto:sheila@cproregon.com)