

My name is Soren Andersen.

I reside in Washington County and City of Portland (for 25 years). I am retired.

**I am against extending the eviction moratorium. Here is why:**

- My wife and I own one (1) condominium that we rent out. We count on this income in my retirement to pay monthly living expenses in addition to those associated with the rental (e.g. real estate taxes, HOA fees, insurance, etc).
- The renter is an employed professional who drives a new luxury SUV. He currently owes ~\$10,000 in unpaid rent. He has refused to pay rent during the moratorium because that is the current law.
- There is no requirement on the renter to prove they have been impacted in any way by COVID.

**What we have tried to do to ameliorate:**

- To ease property expenses we applied for Proration of Property taxes due to COVID and non-payment of rent but it was denied.
- We took out a loan to help pay for expenses.
- We paid for a Lawyer who said he could not figure out the evolving laws.
- We obtained approval from the County for a family member to move into the property after the moratorium ends but it keeps being extended. This family member ended up having to get a separate apartment at extra expense.
- When we tried to sell the property by engaging a real estate agent the renter would not agree to let us into the property so the real estate agent could appraise the property to list it.

**Our request:**

- Make an exception for landlords who own one (1) property only.
- Give rent assistance so renter can pay rent. This takes the landlord out of position to have to subsidize others living expenses.
- Provide compensation to us as landlords if renter can't or refuses to pay during government mandated eviction moratorium.
- Require that renters be able to prove they have been impacted by COVID.
- Allow property owners to have family members live in their own property as needed.
- Allow property owners to sell property.

Sincerely,

Soren Andersen