

I oppose LC 18 because it burdens Landlords unfairly. Asking Landlords to forgive 20% of the rent due them is literally asking them to pay a tenant to live in their property.

I manage \$12 million dollars worth of rental houses owned by homeowners in the Willamette Valley. These owners have worked for decades and done without in order to save up to buy those houses. Most of the owners only own one rental house and with great effort on my part, they manage to break even financially. They simply cannot afford to walk away from 20%. They are already in financial distress due to the current moratorium that has lasted most of 2020 and they cannot bear anymore loss. And I cannot work for free.

I worked extremely hard to get great renters in every single house and I want very much to keep them all. At the start of this moratorium I quickly jumped into action to work with tenants and it has been very successful because at the end of this, the rents would be fully due and payable.

I have witnessed several owners this year selling rather than sink into debt. Still more are waiting to see what you, our Legislators, will pass in legislation before these owners put their homes on the market. They are fully ready to do so if you pass LC 18 as it is.

I highly recommend tenants be required to continue to pay rent as a priority and if they cannot, they should provide verifiable **PROOF**, not a declaration, in order for them to receive a forbearance of any part of the rent they owe each month.

Real Example: Just recently a family of 3 adults with clear and long term income of \$6800 per month, with decent credit, applied to rent a house from me. They looked great on paper and I was ready to rent to them until, after great effort, I found out they had not paid rent for 5 months on their current apartment. Because Landlords are afraid of being sued, few will give a rental reference anymore. Because of the current moratorium, they are not allowed to report negative tenant pay history, even when it is true. These applicants had absolutely no reason for not paying rent, they simply didn't because they didn't have to.

Again, I highly recommend tenants should be required to continue to pay rent in full and if they cannot, they should provide verifiable PROOF, not a declaration, in order for them to receive a forbearance. To do less will cause irreparable financial damage to our Oregon Landlords.

If you allow LC 18 as it is, it will be the final straw for many Landlords and they will sell their rental houses. In addition, I will lose my job, all of my contractors will lose their jobs and all of my tenants will be displaced.

Thank you,

Susan Martin

for Susan Martin Property Management LLC
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