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December 17, 2020

RE: LC-18

I am sending this letter to you on behalf of the Owners. The Owners are Donald & Mellis Casida.

The address of the rental property is:
3715 Duplex Drive SE
Salem, OR 97302

The Casidas, Owners have two rental properties. The Casidas have always been hard working Oregonians. Donald is a retired school principal and Mellie is a retired RN nurse. These rental properties help to supplement their monthly income.

The rent moratorium has financially hurt the Owners. Both the Tenants at this rental property are on social security and disability. Their income and **not** been affected by the COVID-19 pandemic. The Tenants moved in in July 2020. They paid July and August rent in full. Starting in September the Tenants decided to stop paying rent. The Tenants now owe rent from September to today. They do not plan on paying any rent in the future.

The Owners have a mortgage on the rental property they are still paying. The mortgage and the property taxes are current and are coming out of the Owner's savings account.

These Tenants are clearly taking advantage of the moratorium on rent relief that restricts all evictions of Tenants for nonpayment of rent, even if their income has not been affected. This is wrong and punishes the Owners and their rights, while favoring the Tenant's bad behavior.

The LC-18 requesting the Owners to forgive 20% of past due rent is unfair and not in the best interest of the good tax paying Oregonians. Any funds released should not go to the Tenants. All funds should go to the Owners to pay 100% past due rent. Moving forward all Tenants should prove in writing income verification and the inability to pay rent.

Thank you for your time and help in this matter.

Suzanne McClellan
Owner AshBea Property Management LLC