

Dear Oregon Senators and Representatives,

My name is Tyce Nelson and I am a small property landlord in Salem and Philomath.

I understand the Joint Interim Committee is considering tenant reforms tonight and am submitting this written testimony. I understand that some considered proposals may allow residents to waive rent payment if there is an attest of financial / covid hardship

I have managed my family's rental units for 20 years and know for certain this program will be abused by a portion of my residents, which will cause hardship upon me and other family-owned small businesses who provide housing as our main source of income.

If it becomes the State's position that residents do not need to pay their contractual rental agreement precipitated from hardship (presumably from the failings of economic / government macro decisions with regard to Covid), then the State should also take ownership of relieving hardship that its actions inflict upon landlords from such granted relief.

Landlord relief of property and state income taxes, in the rental amount relieved to tenants, would be adequate.

I would also urge that in any tenant relief bills that a tenant's attest should be notarized and include a statement that they have no other assets available to fulfill their responsibility of contractual rental payment.

We all are trying to navigate these scary and unfortunate times, but please do not let remedies create unintended consequences and more pain.

Sincerely,

Tyce Nelson