

To get straight to the point- This is insanity. I am a Realtor in the Willamette Valley, as well as an investor. I have worked my tail off and am proud to say I own two investment properties as of today (9 doors total). During this time in which the government has overreached, I have lost over \$10,000 so far in rent/utilities, and it seems I will never get that back. Renters who had NO HARDSHIPS DUE TO COVID were given the opportunity to NOT PAY THEIR BILLS with no real consequences. They didn't need to prove anything, the deadline in which they had to start paying us back was a joke. And! now that they've moved out after 9 months of nonpayment, not even the compensation funds for landlords will cover me. I've had tenants who had lost their jobs/cut hours due to our state being shut down, we offered a payment plan, they said "I can't pay so I will move out." THANK YOU. I still have tenants who are not paying and don't plan to as far as I know. I fully support SB 330, a real solution for struggling renters who need help. Not the solution of "renters can't pay, so the landlords will suffer". SB 282-1 does not address the root cause of the COVID-19 housing crisis: inability to pay rent, therefore should NOT be extended. When COVID first came around, we were beyond willing and even happy to help someone struggling with their rent. Now, thanks to the decisions of our government, our hearts are hardened, and we will FIGHT back. I did my part in letting the government allow tenants to take advantage of me. Now it's my turn. Who plans on paying me back? I know it's not the tenant.

During this time working as a Realtor I have advised my buyers to be cautious of trying to buy a home right now with a renter living there. Even selling your home right now may not get them out, and who is going to tell that renter they have to? The court systems will no doubt be packed if they aren't already.

I ask you to oppose SB 282 and instead focus on the #1 issue driving housing instability right now: past due rent. This must end. Another solution must be made. Let landlords and tenants have some personal responsibility and get this figured out themselves. I can appreciate and understand the pressure the government is under as we navigate through a time in which we haven't experienced before, but the "solutions" that are being passed makes me so sad for our state. We must do better. We must be stronger.

Sincerely,

A law abiding, tax paying, fed up citizen