

I am a landlord and have over 2000 units within the Portland Metro area. When covid hit, we did the right thing. We told residents we would not charge late fees, we would work with them on rent increases and we would entertain either reducing or waiving lease break fees if they could not afford rent. We even offered a discount for on time payment and waived utility billing for three months. Then the legislation for the eviction moratorium hit, and we found that really just 5% of residents were struggling to make small payments on their balance. Then the moratorium was extended, and it became closer to 5-8% of residents were being non-responsive and would not work with us on making any payments. Finally, this legislation proposed will create a situation where we expect 15% or more of residents will never pay their rent through the protected period, nor enter any repayment plan, because there are simply no consequences.

IT IS OUTRAGEOUS TO EXPECT LANDLORDS TO PROVIDE A SERVICE FOR FREE FOR 2 YEARS!!! No one could walk into a Fred Meyer or Target monthly and take \$1000 worth of merchandise for two years, and expect no consequences. They would immediately be arrested for theft.

I have mortgages, property taxes, utilities, service contracts, repairs & maintenances, and payroll & payroll benefits to pay each and every month. I cannot stay in business and will have to sell if I cannot collect rent from residents, and file an FED for nonpayment of rent.

The only other solution I have, if this bill passes, is to issue 9.5% rent increases, to each tenant, every year, to cover the cost of allowing some tenant to not pay their monthly rent. I urge every person listening or reading this to vote NO on SB-282-1.