

Dear Senate Committee on Housing and Development,

Thank you for taking the time to read my testimony. I'll be brief. I am asking each and everyone of you to oppose this bill. It goes too far. Property owners can not sustain this any longer. Many are losing their home, struggling, or barely hanging on. This is not sustainable for another year. Pushing out all of these proposed changes and extensions only degrades and removes housing availability for families. If you want to retain current and future rental options for families, create a robust economy in Oregon we must get back to business as norma. This includes stopping the use of senate bills to destroy property owners rights in this state.

I ask that you oppose SB 282 and vote NO!

No - Extend the grace period for repayment of back-rent to February 2022

No - Continue the temporary 10-day non-payment termination notice to February 2022

No - Prohibit landlords from considering FEDs during the COVID period in screening applicants.

No - Expand the current FED expungement process to include FEDs during the COVID period

No- Permanently continue the prohibition on credit reports for rent debt protected by the moratorium or grace period.

No -Prohibit landlords from screening tenants based on nonpayment during the eviction moratorium and grace period.

No - Temporarily prevent the use of landlord-imposed occupancy/guest standards as a means for eviction (unless otherwise required by law

No - Extending the HB 4401 increased damages provision for retaliation violations.

Signed:

James White, Principal Broker

Blue Roof Property Management