

Dear Senators

I have been in the housing industry for 40 years and currently own and manage a portfolio of over 2,500 units in and around Portland.

I understand that you feel the need to help out those who have lost their source of income due to the pandemic. But to extend the moratorium on evictions through the year until February of 2022 is simply a bridge too far.

You are targeting one industry unfairly and way beyond what is necessary. You have not made any reasonable offsets via the tax statutes to grant credits for rent that has been basically forgiven. What other business is mandated to let people not pay for services rendered if they can't afford the product provided.

It was one thing to have to deal with this issue for the first year of the pandemic, but to string it out until 2022 puts all property investors, managers and even residents in a horrible situation. You are just kicking the can too far down the road. There is no way these tenants will be able to make payments for the many months of past due rents they will owe. They will go bankrupt, they will end up unable to find new housing you will have more homeless than you have now.

Let the current statutes stay in place, DO NOT extend the moratorium.

Thank you
Paul H. Labby
President
Carla Properties Ltd