

March 3, 2021

RE: SB 282-1

Dear Oregon Senate Committee;

After reviewing the proposed extension of the eviction moratorium, we feel this will put an undue burden on landlords and home owners in Oregon. Extending grace periods for re-payments of rent will only create more unpaid rent for tenants and does solve the underlying issue of past due rent. Our goal is to provide safe and fair housing to all tenants. Extending the moratorium will force many home owners to sell properties, creating less rentals and more demand; in return, driving up rental prices.

For the past year, landlords have been forced to allow tenants to live in units rent free with no assistance for mortgage payments, property taxes, or maintenance expenses. Many of these tenants have abused the privileges of the moratorium and have not made good faith efforts to communicate with landlords. They are taking advantage not only of us, but of the system. The resources that the state and local organizations have made available are ready and willing to help tenants now. Extending the moratorium just allows those who are taking advantage to further abuse the system and cost tax payers more money.

Placing more restrictions on owners and landlords does not benefit either party. We are urging you to reconsider SB 282-1 and look for a better solution.

Thank you for your time and consideration.

Sincerely,



Nikole Prechtel  
Licensed Property Manager  
Principle Property Management