

Dear Oregon Senators,

I am writing to oppose bill (SB 282-1). If passed, property owners will be unable to protect themselves from current and future residents abusing the leniency that this bill creates. The bill can and will be taken advantage of just as the current moratorium has been. We have seen a trend of tenants paying nothing, month after month. The fact that it also prohibits us from enforcing occupancy/guest standards is also very concerning. The policies we currently have in place are there to protect our current community members.

This bill not only effects tenants, but the staff of the management companies. Should this bill pass, and more accounts fall delinquent, I fear that mine and my fellow coworkers' hours be cut.

I fully recognize that many have faced financial hardship through this pandemic. However, whether the rents are received or not, property owners still have mortgages, staff, taxes, utilities etc. to pay. In order to keep up with the cost of running the business, landlords will be forced to raise market rents for new move-ins and give higher rent increases at renewal. This bill inadvertently will have a negative effect on the people it intends to protect.

I understand we are a long way from where we started and that some security for residents is needed. These protections should not remove all accountability from tenants. I ask that you consider protections for landlords as well. As protecting landlords, protects the tenants.