

I am a property manager in Salem who represents mainly small time property owners often referred to as "mom and pop" landlords. The eviction moratorium and the extensions that continue along with it have caused an incredible hardship on many of my clients. These clients relied on rent income and when a tenant hasn't paid their rent, it impacts whether they will be able to pay bills relating to the ownership of the property including maintenance work, property taxes, insurance, and mortgages. Extending the grace period to Feb 2022 will cause further hardship on property owners and will not solve the problem tenants may have with being able to pay their rent. The landlord compensation fund isn't fair to property owners because it requires them to walk away from 20% of what's owed and even if they wanted to apply, the application process has had trouble already.

There are tenants who have a very real problem with being able to pay rent during the pandemic. There is no denying this. But SB 282 proposed amendment 1 is not a solution. It's merely pushing back actually solving the problem for a later date. How many times will the grace period be extended and how many landlords will end up selling their rental property because they simply cannot afford to continue owning it without a rent income to pay for it? I have repeatedly seen first-hand long term clients make the choice to sell their property because it no longer makes financial sense for them to keep it. With low inventory and high sales prices, why would a property owner who is about to go under due to the weight of the bills piling up have any reason to keep their rental? It's not usually investors who end up buying these homes. Instead they're sold to owner occupied buyers and are completely removed from the rental pool, displacing the tenant in the process. A continued extension of the grace period will only continue to push small time property owners out of the rental market altogether.

I also have serious concerns with this amendment regarding presumption of retaliation and no limits to the number or duration of guests (who can't be screened). Overall, this amendment does not have the big picture in mind and does not solve the problem tenants and landlords are actually facing. It simply delays finding a real solution and in doing so causes the problem to become even worse as more and more property owners choose to sell and walk away from being landlords.

I urge you to please oppose SB 282-1.