

PLEASE Oppose SB 282

This bill will have an extremely negative effect on many Tenants, Neighbors, Landlords and the State of Oregon.

Not allowing landlords to consider FEDs that occurred during the COVID crisis when screening potential tenants means landlords may be forced to put bad actors next door to good tenants and good neighbors. If a tenant is being evicted during the COVID period, it is for something other than Non-Payment of Rent, and would have required proof in order to evict. Why should the next landlord be punished and be forced to take a tenant that has just been evicted? Why should other tenants and neighbors be punished and possibly end up with a trouble tenant next door?

Prohibiting landlords from considering a tenant's balance of rent owing from non-payment to their previous landlord during COVID is unfair. It should be a case-by-case basis, not a one size fits all. Take the example of the applicant that turns in their application and provides proof of income for the last 12 months that appears to be sufficient to have paid their previous landlord but chose not to pay them. Should a landlord be forced to take this individual who seems to have had total disregard for their previous landlord? Of course not, but your bill says they must take them even though they have not made a good faith effort to pay their previous landlord.

Why should other tenants and neighbors be forced to live next door to a property where the other tenant has moved in multiple unknown "guests". It appears this law would allow tenants to move in whomever they want with no consequences. Landlords should be allowed to know Who is living in their units for many reasons, but particularly for the safety of the neighbors. Only authorized tenants should be allowed to stay at the property. Tenants should not be allowed to move in "guests" whenever they want for as long as they want.

Assuming Landlords are retaliating against non-paying tenants, when they give a For Cause notice is absolutely Offensive. Good landlords do not want to give notices unless it is absolutely necessary, but there are definitely times when giving a notice is necessary, particularly to protect other neighbors.

And finally, if passed, SB 282 will be another HUGE reason why small Oregon landlords will probably continue to sell their properties in record numbers. Oregon needs more housing, not less. Please do not push us small landlords into selling by passing laws that penalize.

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