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Re: Opposition to SB 282

I have read SB 282, and am concerned that it places an undue burden on rental property owners to absorb two years of rent payment losses, and further restricts the ability of rental property owners to responsibly manage and maintain their properties.

These burdens and restrictions are particularly onerous for owners with few rental units, as absorbing losses is more difficult and can be economically devastating.

It is unlikely that much/most delayed pandemic rent will ever be repaid, and extending the repayment grace period and termination for non-payment of rent until the proposed February 2022 makes recouping losses even more difficult and less likely.

The proposed forgiveness of accumulated pandemic rent debt by landlords, and expanding and expunging FEDs for nonpayment puts an unduly harsh burden on property owners trying to screen tenants. Since FEDs are prohibited for non-payment of rent, how could a property owner screen for nonpayment FEDs? What about FEDs that are not related to nonpayment of rent?

(Side bar: The current landlord compensation program does not promise relief for all property owners – it is a lottery. As a matter of fact, I can't apply for a building with my greatest losses because one tenant, for whatever reason, will not sign the initial application paperwork – so I can't apply and neither can other qualified tenants. A Landlord Compensation program unintended consequence.)

My costs have increased during the pandemic, primarily utility costs with tenants staying home more; while my income has declined dramatically as people cannot pay rent. Forcing me into economic distress does not fortify the rental market, and may require property owners to cutback on maintenance, have difficulty paying their ongoing bills, and potentially face losing their properties to foreclosure/bankruptcy. Such instability does nothing to protect tenants.

My mortgage needs to be paid; and, insurance, repair and maintenance, utility, property tax and other expenses have increased, with no relief.

What is the benefit of only helping tenants without also helping those of us who provide housing?

Please reject SB 282 and consider ways to help all deserving tenants and their associated property owners.