

As a small business owner and real estate investor our business and family oppose SB 282.

This is TAKING and is UNCONSTITUTIONAL. Landlords are not banks and most of us do not have the ability to give interest free loans to people we do not have to prove their financial situation. Why are you not asking the banks to give tenants the money to pay their rent interest free? Landlords are NOT billionaires with private jets and we are vacationing all over the world with our entourage. We are normal everyday HUMANS living, working, taxing paying, community supporting HUMANS and are being taken advantage of by the government. SB 282 is not a band-aid, SB 282 does not solve any issues that landlords and tenants are facing due to housing and homelessness.

Why is it OK to penalize the private sector in regard to our investing style? We choose to invest in our communities through real estate. Why do landlords need to be penalized for the accountability of the tenant?

If you are concerned about tenants being so far behind in rental debt that you are not sure how they are going to get out of ... that is on you. You, the government, put people in this position and it is YOUR responsibility to pay NOT private landlords. We need a REAL solution, not a bill that give more restrictions to landlords and violates the constitution.

You have taken away our right to communicate with our tenants! HB 4401 says tenants should pay partial payments when they can ... what does that mean? How do you think people are going to come up with money to pay 2 years worth of rent if they do not have to communicate, make payment plans, be held accountable?

How does the Landlord pay for repairs if the tenant is not paying the rent? You think Landlords have not run through their savings after not receiving rent for OVER A YEAR? Landlords are still paying bills & taxes. The cost of a refrigerator has gone up \$400 for a basic fridge. A Fridge that was \$399 is now \$799! Contractors prices have increased, building materials have DOUBLED, property taxes and insurance are increasing and the government is requiring people who of invested in their communities by way of real estate to allow the public to use their properties without just compensation.

We have LEGAL contracts/Rental Agreements the government is telling us we can not enforce, that is TAKING and UNCONSTITUTIONAL. Taking away the landlords right to evict is not only TAKING and UNCONSTITUTIONAL, you are also forcing good tenants to live next to horrible humans that have no regard for other and take advantage of the system.

I challenge you to come to my office and work as a Property Manager for 1 day. You will see a different side of reality and life. I will even pay you for your time.

Let's get Oregon back to work! Open our state!

Dawn Duerksen
Property Manager
Real Estate Investor