

I ask you to oppose SB 282-1. If you do some arithmetic, you will see your assumption a tenant can repay back rent within one year is flawed. I have always worked with my tenants on back rent. Tenants who have missed 2 months of rent due to illness or injury usually take 15-18 months to repay. Assuming a tenant has rent of \$900 per month and has not paid for 12 months. They owe \$10,800 in back rent. Assuming they go back to work with a net salary of \$3000 per month and begin paying all their regular bills, they probably only have 10% of their salary to devote to back rent. The \$300 per month applied to back rent will take 36 months to repay \$10,800 !!!

The State of Oregon needs to address root causes of failure to pay rent - OPEN schools and businesses NOW.

Stop giving a complete pass on rent responsibility to tenants. I urge support of SB 330 as an alternate.

The availability of now 3 vaccines for Covid-19 will really change our world within the next 3-6 months. PLEASE DO NOT continue to punish landlords (who are paying mortgages, water/sewer bills and garbage bills out of pocket now) unfairly. Thank you.