

Dear Senators:

WHOOOAAA!.....hit the brakes on all of these changes to the landlord-tenant relationship.

I am a housing provider, I self-manage eleven duplexes in Springfield, Oregon. I have long term residents, who are my customers. I am not perfect, but I like to think I am reasonably responsive to their needs. I get regular referrals from them. I have been doing this for over 20 years.

I am busy preparing my taxes and I see a news flash from Oregon Rental Housing Association: my representatives are trying to take away more of my rights! I have already recently written letters about forced childcare and doing away with rights to take my property back if I so choose. And now this....SB-282.

Extending repayment grace until February 2022? Housing providers have already been assisting with shouldering the burden of the pandemic. And now you want to move the goal post? And, what is so special about February 2022? Sounds to me like this will just get pushed out six more months, over and over. NO!

Telling me I can't consider non-payment history when screening applicants is wrong. Not all non-payment circumstances are the same. Some people could pay but chose not to due to zero accountability requirements to get relief. Can we be honest about this? Some people got government assistance and still chose not to pay the rent. I am not saying all people did this. But, some certainly did.

Renting housing is a legal arrangement with a contract between known parties. "Guests" are defined and are importantly not tenants. They do not have the rights or the responsibilities of tenants. Please do not further murky the waters between what a "guest" is and what a "tenant" is. Please encourage tenants to be forthright and tell their landlords about guests/new tenants before moving them into the dwelling.

The assumption that any termination of tenancy of a tenant that happens to have a past due balance is automatically retaliation is a SLAP IN THE FACE to landlords. The vast majority of landlords are in this business for the long-haul and attempt to operate in good faith.

Thanks for listening, and I hope you will consider carefully the ramifications of SB 282 and oppose it.

Scott Smith
728 Pond Lane
Eugene, Oregon
Member: Oregon Rental Housing Association