

As a nearly 10-year owner of the 30 apartments located at 8310-8324 Rhine Street in Portland, I ask you to oppose SB 282-1 and instead focus on the #1 issue driving housing instability right now: helping those struggling or are simply unwilling to pay past due rent.

SB 282-1 will make an unworkable situation worse. According to my Oregon property manager, SB 282's provisions create a haven for criminals wanting to take advantage of it. ALL of my tenants with past due rent are refusing to sign the Declaration of Hardship form and they will not provide a reason why. The property also has tenants who have left in recent months with a large past due rent balance, which disqualifies it for the Landlord Compensation Fund.

SB 282-1 does not address the root cause of the COVID-19 housing crisis: the inability OR the unwillingness to pay rent.

I ask you to oppose SB 282-1 and instead focus on the #1 issue driving housing instability right now: helping those struggling to pay past due rent AND giving property managers back the tools to collect rent from tenants who are just using the situation to give them an interest free loan, which then creates an unrealistic situation to pay back their huge balance of unpaid rent.