

Chairperson and members of the committee,

I am Kathleen Ashley and reside in Marion County.
President of the Salem Rental Housing Association
Housing Provider
Property Manager

I oppose SB 282-1

Discrimination is often the outcome of prejudiced, A preformed negative judgement or attitude.

Prejudice leads people to view certain individuals or groups as inferior.

Currently this is happening to Housing providers & property managers.

As a property manager we are required to uphold ethical values. To deal with people in good faith with honesty and integrity.

Why do I not have the right to expect this from my tenants in return?
I expect it from my owners, or I would not be working with them.

There are already rules, regulations, and consequences in place if I do not honor this commitment to uphold ethical values.

To assume I am retaliating against a tenant when I properly serve a notice of violation of landlord tenant laws is insulting.

Is it not the job of the courts to determine if an eviction is justly served? Have we lost faith in our court systems?

Many times, the offence violating landlord tenant law affects other tenants and residents. 95% of the time the individual informing me of the bad behavior says "please don't let them know who I am" because they fear retaliation.

These changes to landlord tenant law you propose will only help bad tenants get away with bad behavior.

I have informed my tenants financially effected of the resources available monthly.

I took a leap of faith and placed multiple tenants during the moratorium even though they were not actively working.

I lost good tenants, even after letting them know I could not evict them, they refused to owe months and months of back rent when they were unsuccessful in reaching any of the resources available.

I have been and will continue to work with those in crises.

I have been blessed to witness the integrity of my good tenants.
The compassion of owners as some could afford to reduced and forgave rents.

Unfortunately, I am also witness to individuals that do not uphold ethical values. Do not treat people in good faith with honesty and integrity.

I am experiencing individuals applying for units, providing me proof that in 2020 they had sufficient income to pay their rents, only to discover they owe their current landlords. These individuals do not need to be a protected class from me. They know how to navigate through the loopholes currently in place.

I have tenants vacating owing owners \$15,000 and \$10,000 in rent and damages. One has already filed bankruptcy. There are no resources for these owners.

Housing Providers actively chose to house people in good faith with the expectation to be paid for the services surrendered. This is their income.

Our current landlord tenant laws protect the rights of both sides. To make the changes you propose will protect bad tenants and cause hardship to good tenants often forcing them to move.

While I sympathize with all those affected financial with this pandemic it is not the landlord responsibility to carry the burden of something that is beyond their control.

I would like to encourage you to send this to a work group to develop a workable solution. There are to many unacceptable loop holes that leave housing providers unprotected.

I oppose SB 282-1

Thank you for your time and consideration,
Kathleen Ashley
Housing provider and property manager.

