

Good afternoon Chair Jama, Vice-Chair Linthicum, and members of the committee,

My name is Tia Politi and I am the President of the Rental Owners Association of Lane County. I am testifying today in opposition to some of the provisions in Senate Bill 282, and I want to encourage you to send this bill be sent to a work group to address some of the concerns as presented in the outline provided by the Oregon Law Center.

- 1) I would not object to a reasonable extension of the grace period or extension of the 10-day non-payment notice.
- 2) I do object to the provision that would seal or expunge eviction records, but only as it relates to For-Cause evictions. In my experience in Lane County, the courts are definitely NOT giving judgments for "minor violations." Instead, the judges are being extremely careful and vigilant, even beyond what we would normally experience.
- 3) I would not object to the continuation of the prohibition on collections related to non-payment of amounts due during the moratoria, but only if the renter is in a documented repayment plan and is current on their agreed-upon payment schedule, or has signed a promissory note.
- 4) With the pandemic and the devastation of last summer's wildfires, it is reasonable to ask HP's to consider adding renters or temporary occupants to the tenancy who qualify, but only up to the reasonable occupancy standards set by HUD and the State of Oregon. I strongly oppose the idea of random "guests" being allowed to reside in the dwelling unit with no screening for criminal history or sex offender status.
- 5) The Oregon Law Center is correct, there has been an increase in For-Cause terminations and evictions. It's the only tool in our toolbox for dealing with tenancy issues impacting neighbors and our properties. But creating a "presumption of retaliation" for any notice of termination, goes too far. Retaliation laws already provide ample protection and collectable damages for HP's who violate the law, and while I greatly respect the work the Oregon Law Center does to protect our citizens, in my experience, no "Trumped Up" for-cause notice will succeed in eviction court. Housing providers have to prove each allegation by a preponderance of the evidence.

While this bill contains some protections for renters that are fair and reasonable, some of them go beyond reason. I urge you to send this bill to a work group of stakeholders for further refinement.

Thank you for your time.