

Dear Senators,

I am writing today to voice my **opposition** to SB 278 and encourage you to **VOTE NO on the bill.**

My team and I operate and manage a group of 2,084 rental units in the Portland Metro area. We have worked **tirelessly** to keep up with all of the new legislative changes over the past **15 months.**

On Monday, we have scheduled a 2-hour training session on the most recent legislative changes that become effective on 7-1-2021 (regarding SB 282).

We have put in collectively over **200 hours** in preparing the work on our **39-page** addendum to the operating manual which reflect all the of the changes.

As a business owner, employer, this is not responsible for the legislature to expect people that run businesses to keep up with all of these **rapid-fire** changes – especially when they are **not needed.**

Across the board, we have 15 locations, and 2084 rent units. Of that we see around 2.5% delinquent rent from around 29 apartment homes. These are people that **may**

or may not work and have voiced to our staff that the laws protect them from not engaging in a conversation about their past due balance.

An extension of the eviction moratorium is not needed.

The balances on those 29 homes that are past due have the protections against eviction through Feb 28, 2022. THIS IS ENOUGH TIME. These 29 families will NOT lose their housing.

The SB 278 eviction moratorium is a waste of legislative, and individual property owner's time. It is **NOT** the best use of taxpayer dollars.

I urge you to vote NO and **encourage you to urge your colleagues to do the same.**

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Vice President

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