

Testimony opposing SB 799:

I am a Landlord that owns 3 properties. I depend on my tenants paying their full rent in order for me to make my mortgage, insurance and tax payments.... As well as have funds available for any repairs that are needed.

In today's current law- tenants know that full rent is due on the 1st with a grace period of 4 days. They know that if they don't make that payment by the 5th day, I can issue a 144-hour notice to vacate or pay the rent. Alternatively, I can wait until the 8th day and issue a 72-hour notice to vacate. Personally, I prefer to issue the 144-hour notice to give them ample time. Either way- this is an expectation that rent is paid in full each month and having this clause gives the tenants a sense of urgency to make their payments on time, or work hard to find a way to make the payment.

It is a consequence to their actions. Much like when you have an auto loan, or a mortgage payment- if you default you can lose your car or house.

If this Senate Bill passes, tenants will no longer have any urgency to make their payments on time because now they will receive a 10-day notice to vacate, and if they can show that they've applied for rental assistance, now Landlords have to wait a full 60-days before we can deliver an eviction notice. This means we could go at least 60 days without any rent being paid! This is unacceptable.

There are already tenants who work the system, not paying rent, forcing eviction notices, not moving out, causing filing in court and drawing it out- so that the entire time they are getting free housing and the landlord is suffering. This will make it even worse.

The last time stricter measures were implemented (SB 608) many landlords sold their rental homes because too much power was given to the tenants. As a result, the pool of rental homes shrank by nearly 25% because Landlords sold- and those homes were not purchased by other Landlords to continue as rentals.

I fear that if this new legislation is passed, more landlords will sell and the pool of rentals will shrink even further, driving the cost of rent even higher. We are already seeing record high rents across the Portland Metro area, this will just make it all worse.

This is not a fix for the houseless crisis. This will cause even more issues.

Elisa