

Committee: Measure:
Senate Committee On Housing and Development SB434

From: Maura Lederer, Oregon Resident

I oppose this bill.

Although mediation sounds good, in this context it unfairly punishes the landlord. I have a small business and have always strived to keep rents reasonable and affordable. Bills like this make it harder to maintain affordable rents in a time that so many costs borne by landlords are going up such as utilities, insurance and, especially in Portland, real estate taxes driven by well-intended voter passed bond measures.

The fact is there are times tenants do not comply with reasonable and legal lease terms, for whatever reason, and they don't pay their rent, or they damage units, or they consistently and materially interfere with neighbor's rights to safety and quiet in and around their homes. These tenants must be evicted, and already have a period of 90 days built into the current regulations to correct their violation of the lease terms.

To require that mediation START after 90 days have already gone by of unacceptable behavior by a tenant adds another level of burden and hardship not only to a landlord but also to neighbors of the tenant in question.

I agree mediation could be valuable but if it's required it must be required at the time of initial filing of the 30 day notice by landlord, and there must be an adequate and reasonably priced access to trained mediators. All other elements of the bill relating to what happens for "no shows" etc. by either party or inappropriate actions by either party seem reasonable.

Landlords have many cumbersome and costly steps to follow before an eviction happens. Written notices to make a tenant specifically aware of what tenant action/inaction has been done which jeopardizes the loss of this tenant's home must be sent to the tenant. If the tenant still does not comply, after clear written notice takes place and time to correct expires, the eviction moves forward. This bill affords the tenant more time to stall and makes the already difficult situation worse for landlords and adjacent residents.

For these reasons I respectfully adamantly oppose this seemingly well intended bill.

Maura Lederer