

Submitter: Kaycee Miller

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

I am a landlord and workforce housing provider in southern Oregon. I am writing to express my strong support for HB 2305, which I believe is essential for creating a more balanced and efficient housing system for both tenants and property owners.

I would like to share my personal experience, which demonstrates the urgent need for this legislation. I recently faced a challenging situation with a tenant who did not pay rent for over six months. Despite my efforts to work with them, Oregon's current housing laws made the eviction process extremely lengthy and burdensome. After a prolonged court process, the ruling was finally made in my favor. However, the tenant was granted an additional 60 days to vacate the property. During this period, they caused extensive damage to the unit, resulting in tens-thousands of dollars in repair costs, which included damaged walls, damaged cabinets, cracked granite countertops, and damaged floors. This left the property uninhabitable for another six months while repairs were completed.

This experience not only caused significant financial hardship but also delayed my ability to provide much-needed housing to another family. As a workforce housing provider, my goal is to maintain safe and affordable housing for Oregon's residents, but the current laws have made it increasingly difficult to do so. The current state of landlord-tenant laws in Oregon is making me question whether I want to continue to be a landlord. While real estate investing has been a passion for my husband and myself, managing rental properties under the current laws is making it less fulfilling. I own 20 rental properties in southern Oregon, if I sell my properties, that will negatively impact housing inventory in our area and further burden the state's need for workforce housing.

HB 2305 is a critical step toward ensuring fairness in the eviction process by addressing these prolonged timelines, which harm housing providers and disrupt the rental market. Streamlining the process will help responsible landlords maintain their properties and continue offering housing to those in need.

I respectfully urge you to support HB 2305 and help create a more equitable housing system that protects both tenants and property owners.

Thank you for your attention to this important matter.