



CONSUMER ALLIANCE

of Oregon

February 5, 2026

Re: Support for HB 4123 - Legislation to Protect Tenant Privacy

Chair Marsh, Vice-Chairs Andersen and Breese-Iverson, and Members of the Committee:

My name is Megan Quintrell, and I am testifying in strong support of HB 4123 on behalf of the Consumer Alliance of Oregon, a statewide coalition of community-based organizations, nonprofits, and national consumer advocates.

Our alliance works together to protect consumers and advance fair, transparent, and pro-consumer policies—especially for communities that have been most harmed by predatory practices.

In today's rental housing system, applicants and tenants are routinely required to share significant amounts of personally identifying and financially sensitive information with landlords and property managers. When this information is disclosed or mishandled, it can lead to theft, fraud, harassment, and other serious harms. These risks fall hardest on communities of color, renters with low incomes, and older Oregonians.

Although Oregon has enacted privacy protections in many consumer contexts, Oregon's landlord-tenant laws still lack a clear confidentiality standard for sensitive tenant data. HB 4123 closes this gap by prohibiting disclosure of specified personally identifying and financially sensitive information without a tenant's written consent, except in response to a court order.

The bill clearly defines the types of information that must be kept confidential and specifies appropriate exemptions for business necessities, such as conducting background or reference checks, and for the landlord's use in any administrative, court, or collection actions. The bill also ensures that affordable housing providers would be exempt from any contradictory requirements imposed by their local, state, or federal funders.

This bill is about more than technical compliance—it is about recognizing that privacy is inseparable from safety and housing security. Tenants deserve to know that the sensitive information they are required to provide will not be disclosed, shared, or mishandled. HB 4123 provides essential protections for tenants and clear legal standards for landlords.

The Consumer Alliance of Oregon urges your strong support of HB 4123. Thank you for the opportunity to submit testimony and for your service to Oregon communities.

Sincerely,

Members of the Consumer Alliance of Oregon

Bienestar	Micro Enterprise Services of Oregon	suma
Centro Cultural	(MESO)	Oregon Just Transition Alliance
DevNW	NAYA Action Fund	SEIU
Oregon Consumer Justice	Oregon Consumer League	Neighborhood Partnerships
Disability Rights Oregon	Oregon Health Equity Alliance	Coalition of Communities of Color
Blood Cancer United	OSPIRG	Urban League of Portland
	AGE+	United States of Care