

March 4, 2021

63565 Deschutes Market Rd
Bend, OR 97701

Re: SB 282-1

Dear Senate Housing and Development Committee:

I am writing in regards to some of the provisions of SB282, and how these provisions will negatively impact tenants as well as landlords if they are allowed to be enacted. Many of the provisions of the bill are understandable, given the current climate that we are living in, and the inability of people to resume their normal work schedules and thus their ability to earn a living. Extending the pay back period will give tenants the ability to spread the payments out and hopefully not default on what is owed.

However, the concerns that I have as a landlord, are the provisions relating to landlords not being able to consider FEDs that happened during the Covid period. We already know that tenants can't be evicted for non payment of rent. However, they can be evicted for material breaches in their lease. These are generally behavioral issues. This can be for damages to the property, or disturbing the peaceful enjoyment or safety of surrounding tenants or engaging in criminal activity.

Not being able to consider this when screening tenants is unfair to existing neighbors. These neighbors are always forgotten when considering what is best for tenants only. It is a landlords duty to not only get a good tenant for their own property, but to ensure that they are not putting someone into a home that might be dangerous to the other people in the neighborhood.

Sincerely,
Petra Vernon