



February 13, 2025

Oregon State Legislature
Housing Committee on Housing and Homelessness
Salem, Oregon

RE: Testimony In Support of House Bill 2305

Dear Chair Marsh, Vice-Chair Anderson, Vice-Chair Breese-Iverson, and members of the House Committee on Housing and Homelessness,

Thank you for the opportunity to submit testimony in support of HB 2305. My name is Michelle Cantrell; I have been a property manager for the past 10 years, a small business owner in Coos Bay for the past 6 years, and have been a renter for over 80% of my life.

Through my years as a renter and in property management, I have witnessed the challenges that repeated lease violations, and chronic late payments create—not just for landlords but for responsible tenants and the overall stability of rental communities. While we always aim to work with tenants, there must be a reasonable limit to ongoing noncompliance as it disrupts property management, affects neighboring tenants, and places undue strain on landlords who must cover ongoing expenses despite unreliable rent payments. HB 2305 provides a fair and necessary solution by ensuring that landlords regain their ability to address habitual issues without prolonged financial and legal burdens.

This bill establishes a fair and clear standard for accountability, ensuring that landlords are not indefinitely required to tolerate repeated breaches of lease agreements. By providing a structured yet firm approach to tenancy enforcement, it promotes responsible renting while allowing property owners to manage their investments effectively.

Here is an example of why we need HB 2305 in place:

A tenant receives a violation notice for parking their vehicle in the front yard of a rental home, which is against the rental agreement. The tenant complies and moves the vehicle, remedying the violation within the required timeframe.

Shortly after, the tenant moves a friend in without landlord approval—another lease violation, but one that is technically different from the parking issue. Because these violations are not identical, the landlord must issue a completely new violation notice with a new timeline to cure. The cycle continues: once the unauthorized occupant situation is addressed, the tenant commits another violation, such as having an unapproved pet or failing to maintain the

property. Each time, the process resets, and the landlord's ability to terminate the tenancy is continuously delayed.

Under current law, landlords have little recourse when tenants repeatedly disregard lease terms in this way. Each violation must be treated separately, allowing bad actors to game the system and extend their tenancy indefinitely while ignoring their responsibilities.

With HB 2305, landlords would finally have a reasonable tool to address this behavior. After the third violation—regardless of whether the infractions are exactly the same—the landlord would have the right to issue a 30-day termination notice with no right to cure. This ensures that tenants who continually disrespect their lease agreement cannot manipulate the process to avoid consequences.

In summary, HB 2305 would provide a fair, clear, and enforceable path for landlords to maintain well-managed properties while protecting responsible tenants and neighbors.

Therefore, I urge you to support this important legislation to help maintain stability in the rental market and protect the rights of not just responsible landlords but renters as well.

Thank you for your time and consideration.

Sincerely,



C. Michelle Cantrell
Property Manager