

Submitter: Charles DeSeranno
On Behalf Of:
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB3522
Housing and Homelessness Committee Chairperson and Members,

I operate a business here in Salem and surrounding areas that supplies resources and support to owners and landlords which includes dealing with squatters on their properties.

case #1- unauthorized persons had broken into and were staying in the basement of their property and were only observed running out the back when property was being shown to

prospective new tenants. They were given the standard answer by police "it is a civil matter".

Case #2- A owner won a FED against their former tenant and in the last day before they surrendered possession moved in another unauthorized person. The tenant vacated the

property, but the new unauthorized person posted signs stating that they were the new sole occupant of the property and if anybody came on the property they would be

considered intruders and would treated as such. The owner was also told it was a civil matter and needed to go through a whole new FED process.

As you can see by these two cases, the current method of dealing with a squatters is only working from the squatters perspective. That is why I am in strong support of

HB3522. It gives owners and landlords a clear legal path of solving the problems associated with illegal occupants.

Thank you in advance for your consideration of my presented testimony.

Charles DeSeranno
DeSeranno Housing Provider Services
Salem, Oregon