

Submitter: Christine Craft
On Behalf Of:
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB2305

To whom it may concern,

I Christine Craft have continually been a landlord in Eugene for over 22 years. I currently own three rental homes. I intentionally maintain the rent just below or at market value. My tenants stay in my rentals for many years and have even returned years later to rent a second time. I am fair and maintain my properties but it has become increasingly more difficult because three times I have had to pay well over \$8000 to repair damage from homes being temporarily taken over by tenants that have gone off their psychiatric medications (far too common) I have photos of the absolute destruction of my home at 1890 West 15th. I was unable to legally get my rental house in my possession for three and a half weeks and during that time thousands of dollars more damage. Had I had any legal rights to stop the destruction it would have saved not only thousands of dollars but the horrible abuse to the neighbors as well as verbal abuse to myself from one particularly devastating tenant. I have a police report I can obtain if helpful and I have whitenesses as well as receipts.

The other time was when two tenants burned down one of my rental homes by forgetting to blow out ten candles. I had to pay them \$1000 (in 2001) as well as relocate them. The damage was over \$76,000 and my insurance company dropped me the next day.

I am in support of this consideration for landlords. I may have to quit this business another tent is legally able to take over my property. It is far too damaging to my mental health.

Thank you for your consideration,
Christine Craft
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