

Submitter:

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On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2305

As a small property management in the Metro area I have, and continue to see, the negative affects of the current Tenant-Landlord environment. Unfortunately, I have many small ma and pa owners reluctantly sell their properties due to the burden placed upon them by law after law here in Oregon. There are tenants that consistently refuse to pay rent until we file FED, then they conveniently come up with the rent, essentially nullifying the filing. The process continues to repeat itself as a tenant knows they will not be evicted if they produce rent AT ANY TIME. Owners are getting hit with fees for filing, then for dismissal, only to repeat the process. I fully recognize the importance of tenant protections, however, the erosion of owner rights has gone to far. There has to be a better balance. House Bill 2305 would help. If a tenant has multiple material violations and, despite being issued a notice of termination, is allowed to continue in the property until the "end" of their lease, sometimes for months, it creates a situation where the tenant can simply abuse their rights. What motivates them to comply with the violations? Why would they if they know their lease is not renewing? There has to be more consequences to protect someones investments and alleviate the burden on property owners. The vast majority of my owners are local folks trying to build up for retirement. It is unfortunate that the State of Oregon has forgotten about these tax paying people. The current environment is simply unfair to them. It is no wonder that many owners have sold their local properties only to invest out of state, further worsening the housing situation here.

Imagine trying to collect rent from someone who refuses to pay unless brought to court then is off the hook by bringing in rent while all the time ignores any violation given to them because they have many months left on their lease. Then, when they finally leave the property they leave it trashed, filled with garbage, holes in the walls. All because the tenant could not be properly removed in a timely manner. How is a \$10k bill for clean-up and repairs and another \$6k for lawyer fees just to help remove a tenant like this. This happens, more than anyone wants to admit. This happens to LOCAL owners who only want to do right by their investments AND the tenants.

There must be more balance between the rights of Tenants and the rights of Landlords. Please support House Bill 2305.