

Submitter: JOANN SHOTOLA
On Behalf Of: JOANN SHOTOLA CPA
Committee: Senate Committee On Housing and Development
Measure: SB799

Thank you. My name is Joann Shotola.
I am a CPA in Eugene I also own rentals as well.

I oppose SB799

We all agree there is a housing crisis, but landlords are here to help by providing housing.

Every proposal does not have to polarize landlord vs tenant. We need each other.

My clients can not afford to provide housing without receiving timely rent so they can pay their bills. The assumption is that tenants are less fortunate and should get special treatment for not performing the contract they signed up for.

It is not fair to place the financial burden of tenants on the backs of landlords. Not to mention how annoying it is to file the non-pay notices - or any notices. We want tenants to be arms-length - they are not part of our life. We have day jobs. We rented to a tenant- we did not signup to care for their financial planning. The tenants must take charge knowing they have a financial problem.

Fact- we do not want to evict. We want to keep people housed. But rent must be paid- timely and in full.

The real need is for the State to provide financial assistance to those who need help paying rent. But the rent must be paid. It needs to be paid in full when it's due. Not 60 days late as proposed. The facilitation of housing assistance was way too slow during Covid.

Financial assistance made available to help tenants is a win/win. However, the vehicle to get assistance funds to the landlord must be the focus.

Perhaps this bill can be tabled- and we can develop a vehicle in which, the tenant can apply BEFORE their rent is due.

Thus allowing the housing provider to receive the rent in full and timely.

Our state is looking for solutions to ease the housing crisis, but this bill does nothing to help.

All it does is make the landlord wait for payment and force us to allow unauthorized occupants.

We need a better, more efficient and faster process to get the rent assistance funds to landlords.

Hopefully before ANY notice is given- Please note the 72 hour notice to pay rent can't be issued until the rent is already 8 days late.

*****RENT IS ALREADY 8 DAYS LATE*****- then the 72 hr notice gets issued- with 4 more days for mailing.

Therefore the tenant has 15 Days- not 72 hours TO PAY THE RENT..... Yes- 15 days.

The tenants must take the pro-active approach to apply for assistance when they anticipate a problem. It is costly and emotional for landlords to file this paperwork. There are rules to be followed -tenants need to pay- tenants need to follow rules. Tenants need to apply and access services timely. Tenants also need to communicate. Tenants are people that need to be responsible for their situation. This SB (once again) navigates the responsibilities away from the tenant and burdens the landlords.

If one believes the landlord should access services for the tenant- then give us full access to do so. During COVID- landlords could not access any information - Thank you.....!