

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

I am writing to express my strong support for HB 2305 as a crucial step toward restoring fairness and control to private landlords in Oregon. The current landlord-tenant laws have resulted in massive financial losses for property owners like myself, making it increasingly unsustainable to provide rental housing.

As a private landlord committed to offering workforce housing in my community, I have repeatedly faced significant challenges due to Oregon's tenant laws. These policies have enabled problematic tenants to remain in properties for extended periods while causing damage, disrupting neighborhoods, and withholding rent all at the landlord's expense.

For example, I recently rented out a modest home, only to discover that the tenant was damaging the property and disturbing neighbors. My property manager followed the legal process, issuing notices as required. Each time, the tenant would make minimal efforts to comply, only for the issues to immediately resurface. This cycle persisted for over two years. Meanwhile, I received ongoing complaints from neighbors, placing additional strain on my role as a responsible housing provider.

When the tenant eventually stopped paying rent, it took over six months just to secure an eviction. Knowing their time in the home was coming to an end, they caused severe property damage. In total, I lost 12 months of rental income and incurred tens of thousands of dollars in repair costs—all due to laws that made it nearly impossible to remove them sooner.

Sadly, this was not an isolated incident. The previous tenant engaged in the same behavior, and I once again faced prolonged legal battles and financial hardship.

If Oregon's landlord-tenant laws do not improve, many private landlords, including myself, will be forced to sell and leave the market and/or raise rents to pay the added financial costs put on us by Oregon's laws. This will only exacerbate the state's housing crisis by reducing the availability of rental properties, and increasing the cost of what remains available. HB 2305 is a necessary reform to ensure that landlords have the ability to protect their properties, their financial well-being, and the broader rental market.

I urge you to support HB 2305 and restore balance to Oregon's rental housing system. Thank you for your time and consideration.