

My family has been in the landlord and property management business in Oregon since 1965.
We have housed tens of thousands of tenants over the years. We consider them our guests in our properties, and treat them as guests.

Therefore, I strongly opposed SB282.

Landlords will work with Tenants to address COVID income issues.

We were doing that before the eviction moratoriums and other bills were passed.

Trust us to handle these issues.

Instead, we have Tenants like one at one of our properties that skipped out, left their place abandoned, communicated this to no one, allowed a stranger to move in, and now their co-signer is saddled with the bill. All because we aren't allowed to concern ourselves or address non-payment of rent.

There was no reason for that unit to stay empty and unrented, except your moratorium.

We have another tenant, who is working, has plenty of income, could pay. They are not. Their plan is to not pay rent until the moratorium ends, then take all the savings and buy a house with the rent they should have paid. We know this, because they have told us this. They know there is nothing we can do about this situation, because of your moratorium.

Meanwhile, we have other tenants that have had income challenges, and we have worked with all of them to preserve their tenancy, because we care about our tenants.

What you are proposing with SB282 will not solve or address any of the above issues.

It just kicks the can down the road and makes a problem that exists, worse.

You are going to permanently cripple and impact housing in the State of Oregon for a decade or more due to well-intentioned but foolish actions like those in SB282.

I urge you to vote NO on SB282.

Instead, I urge you to support SB330, which is still not perfect, but at least addresses the underlying issues and attempts to solve the problems.

Thank you,

Andrew Fields
Landlord and Property Owner.