



MULTIFAMILY NW

The Association Promoting Quality Rental Housing

Oregon House Committee on Housing and Homelessness
900 Court St. NE
Salem Oregon 97301

EXECUTIVE DIRECTOR
Gary Fisher
gary@multifamilynw.org

RE: Support for HB 2305

Feb. 12, 2025

Chair Marsh, Vice Chairs Andersen and Breese-Iverson, Members of the Committee,

Thank you for the opportunity to provide comment on this legislation. Multifamily NW supports HB 2305 because it provides a reasonable and balanced approach to addressing chronic lease violations and nonpayment challenges while maintaining the integrity of Oregon's rental housing market.

Multifamily NW is the largest association of housing providers in the state, representing nearly 300,000 units and every profession related to the industry — from property managers and owners to landscapers, maintenance professionals and screening companies. Our top priority is to collaborate with public sector leaders to identify and implement proven solutions to Oregon's ongoing housing crisis.

This bill ensures that housing providers have the necessary tools to manage their properties effectively by allowing termination of tenancy after a third material violation or repeated late payment, with 30 days' notice. This "three-strikes" approach offers a clear and fair process, giving tenants multiple opportunities to correct their behavior while ensuring that housing providers are not indefinitely burdened by ongoing lease violations.

Chronic lease violations and habitual late payments create instability not just for housing providers but for entire rental communities. When residents repeatedly fail to follow the terms of their lease agreements, it can impact the safety, maintenance, and financial viability of rental properties.

By providing a clear threshold for enforcement, HB 2305 encourages accountability while allowing providers to protect the well-being of responsible tenants and maintain the quality of their housing. A rental system that fairly addresses repeat violations ultimately benefits all tenants by fostering stable and well-maintained communities.

Housing providers want to keep tenants in their homes, but they also need fair processes to address repeated issues that disrupt property management and community stability. HB 2305 ensures that housing providers are not left without recourse when dealing with tenants who habitually violate their lease agreements or fail to pay rent on time.

By supporting this bill, the Legislature can help create a rental market that is both fair and sustainable. We respectfully encourage your support for HB 2305.

Zach Lindahl
Director of Government Affairs

2025 BOARD OF DIRECTORS

PRESIDENT
Andie Smith
Pacific Urban Investors

VICE PRESIDENT
Tiffany Wallace
Cushman & Wakefield

SECRETARY
Marcel Gesmundo
Andor Law

TREASURER
Jessie Dhillon
Carla Properties

IMMEDIATE PAST PRESIDENT
Josh Lloyd
Guardian Real Estate Services

DIRECTORS

Brent Ellifritz
PG Long, LLC

Brandy Guthery
Greystar

Angela Hastings
Avenue5 Residential

Michael Havlik
PSU Center for Real Estate

Tim Jellum
Mill Creek Residential

Dan Mason
MG Properties

Kimberly McCafferty
Lifetime Exteriors

Jennifer McCord
Princeton Property Management

Leilani Reyes Stone
HD Supply

Leah Sykes
Andor Law

Jennifer Wyncoop
CRMG