

**Testimony Submitted by
Angela Donley, State Policy Director
Oregon Consumer Justice
To the Senate Committee On Housing and Development**

February 23, 2026

Regarding: HB 4123 A Support for Landlord Confidentiality

Chair Pham, Vice-Chair Anderson, and Members of the Committee,

For the record, my name is Angela Donley. I appreciate the opportunity to provide testimony on behalf of Oregon Consumer Justice in support of HB 4123 A.

Oregon Consumer Justice (OCJ) envisions a vibrant future where all Oregonians live with dignity and abundance and experience health, joy, and economic opportunity. We work collaboratively across policy and advocacy, community engagement, and the law, to realize a more just and equitable Oregon where people come first. For too long, flawed systems and policies have stood in the way of this reality, with communities of color most often experiencing significant harm. Informed by consumer insights, OCJ works to make financial and business transactions reliably safe and supports Oregonians in knowing and exercising their consumer rights.

Protecting personal data is essential to consumer safety, dignity, and trust. People should not have to fear that simply applying for or maintaining housing could expose them to discrimination, identity theft, or government surveillance. Strong privacy protections are a cornerstone of fairness and stability, and our laws should reflect that privacy rights belong to people, not institutions.

At OCJ, we believe tenants deserve to feel safe in their homes and confident that their personal information will not be misused or disclosed without explicit consent.

Landlords routinely collect highly sensitive personal information from tenants during the rental application process. This information can include financial records, income sources, employer information, Social Security numbers or ITINs, immigration or citizenship status, medical conditions, disability status, and other protected class information. Despite the

sensitivity of this data, Oregon's Landlord Tenant Law currently does not prohibit landlords from sharing or disclosing it without consent. This gap leaves tenants vulnerable to serious harm, ranging from identity theft and financial fraud to discrimination, harassment, or threats to physical and psychological safety.

HB 4123 A fills this critical gap in protecting consumers by adding a clear provision to Oregon's Landlord Tenant Law, prohibiting the disclosure of personally identifying, financially sensitive, and other private tenant information without written consent, except in response to a valid court order. This approach establishes a uniform standard that protects tenants from harm and gives landlords clear guidance on their rights and obligations.

HB 4123 A is a necessary step to protect tenants' privacy, while landlords will benefit from the clarity, consistency, and certainty this bill provides. All consumers deserve privacy protections so they can feel safe and trust that their private information is secure, especially regarding the place they live. Passing this bill will strengthen tenant safety and prevent the misuse of sensitive information.

Thank you for your consideration and for standing with Oregonians who deserve the dignity and security of consenting to whether their personal data is shared.