

February 13, 2025

To the House Committee on Housing and Homelessness,

I am writing in support of House Bill 2305 which would allow a landlord such as myself the ability to terminate residential tenancy upon the third material violation or past due rent payment with a 30-day notice and no right to cure.

Let me share my situation with you as it relates to a current tenant who is chronically late in paying her rent. I am a housing provider with two single family dwellings. I have been in property management for over 20 years. This tenant passed her background check over 2 years ago with no issues. That does not happen too often. She is gainfully employed and makes \$70,000/year. In addition, she also receives money from the State of Oregon as she is raising her four grandchildren due to the death of her daughter. The amount she receives is over \$32,000/year. She makes over \$100,000/year and cannot seem to pay her rent on time.

In the last 12 months, I have given her 7, yes, **7 Past Due Rent Reminders** AND, 5, yes, **5 10-Day Notices to Pay or Vacate for Nonpayment of Rent**. I usually receive rent on the 21st of the current month as that is the deadline date for her to pay rent or vacate. She has even sent me a text at the 11th hour saying rent or partial rent will be paid after the 21st or given day to pay or vacate. She knows she holds all the cards and as a landlord I am limited in what I can do to receive my rent money. I have told her I WILL follow through on eviction if she does not pay by the date on the 10-Day Notice.

For so long, housing providers have been hamstrung and taken advantage of by the Oregon Legislature and given all rights to renters. We as landlords provide families with a home, a place to raise their children, grow their families and sometimes retire. This is a long overdue bill which will allow housing providers to gain small control over when we can terminate tenancy for legitimate violations of signed rental agreements.

I strongly encourage you to pass House Bill 2305. If this bill were already in place, I would have been able to terminate this rental agreement months ago and get in a new tenant who will honor their rental agreement and pay rent on time.

Thank you for your time and consideration.

Kathy Loving
Triad Investment Properties, LLC